

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

206/253 Bridge Road, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$599,000

Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	121/253 Bridge Rd RICHMOND 3121	\$650,000	01/12/2023
2	421/253 Bridge Rd RICHMOND 3121	\$642,500	15/11/2023
3	302/253 Bridge Rd RICHMOND 3121	\$545,000	07/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/02/2024 10:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$599,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



121/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment



421/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

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Price: \$642,500

Method: Private Sale

Date: 15/11/2023

Property Type: Apartment



302/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$545,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment