

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

406/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$780,000

&

\$830,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Richmond

Period - From 22/01/2019

to

21/01/2020

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	27/5 Stillman St RICHMOND 3121	\$830,000	18/11/2019
2	404/633 Church St RICHMOND 3121	\$830,000	14/09/2019
3	6/24 Hotham St EAST MELBOURNE 3002	\$825,000	19/10/2019

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:

22/01/2020 13:14



Property Type: Apartment

Land Size: 96 sqm approx

Agent Comments

Comparable Properties



27/5 Stillman St RICHMOND 3121 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 18/11/2019

Property Type: Apartment



404/633 Church St RICHMOND 3121 (VG)

Agent Comments



Price: \$830,000

Method: Sale

Date: 14/09/2019

Property Type: Strata Unit/Flat



6/24 Hotham St EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 3

Property Type: Apartment