

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

1/20 Bellevue Street, Richmond Vic 3121

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$531,000

Property Type Unit

Suburb Richmond

Period - From 26/11/2021

to

25/11/2022

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	609/8 Howard St RICHMOND 3121	\$550,000	09/09/2022
2	413/1 Dyer St RICHMOND 3121	\$510,000	02/06/2022
3	103/8 Howard St RICHMOND 3121	\$490,000	15/09/2022

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:

26/11/2022 10:48

1/20 Bellevue Street, Richmond Vic 3121



Peter Moulden

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

26/11/2021 - 25/11/2022: \$531,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



609/8 Howard St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$550,000

Method: Private Sale

Date: 09/09/2022

Property Type: Apartment



413/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$510,000

Method: Private Sale

Date: 02/06/2022

Property Type: Unit



103/8 Howard St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$490,000

Method: Private Sale

Date: 15/09/2022

Property Type: Apartment

Account - Hoskins | P: 98747677, 9722 9755



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