

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

124/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$650,000

&

\$695,000

Median sale price

Median price

\$662,750

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2020

to

31/12/2020

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	208/18 Tanner St RICHMOND 3121	\$675,500	10/12/2020
2	407/1 Dyer St RICHMOND 3121	\$665,000	17/01/2021
3			

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:

09/03/2021 09:54



2 1 1

Property Type: Strata Unit/Flat

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



208/18 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$675,500

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Apartment



407/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Sold Before Auction

Date: 17/01/2021

Property Type: Apartment

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.