

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

136/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$420,000

Median sale price

Median price

\$556,250

Property Type

Unit

Suburb

Richmond

Period - From

19/07/2020

to

18/07/2021

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 | 205/38 Elizabeth St RICHMOND 3121 | \$405,000 | 28/06/2021 |
| 2 | 106/71 Abinger St RICHMOND 3121 | \$402,000 | 20/05/2021 |
| 3 | 305/38 Elizabeth St RICHMOND 3121 | \$403,000 | 09/03/2021 |

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:

19/07/2021 11:57

Daniel Atsis
03 9421 7100
0408 556 927
daniel.atsis@belleproperty.com

Indicative Selling Price

\$400,000 - \$420,000

Median Unit Price

19/07/2020 - 18/07/2021: \$556,250



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



205/38 Elizabeth St RICHMOND 3121 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 28/06/2021

Property Type: Apartment



106/71 Abinger St RICHMOND 3121 (REI)

Agent Comments



Price: \$402,000

Method: Auction Sale

Date: 20/05/2021

Property Type: Apartment



305/38 Elizabeth St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$403,000

Method: Private Sale

Date: 09/03/2021

Property Type: Apartment