

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

525/243 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$591,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2019

to 30/09/2019

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 | 23/343 Church St RICHMOND 3121 | \$742,000 | 23/11/2019 |
| 2 | 18/69 Palmer St RICHMOND 3121 | \$718,000 | 27/07/2019 |
| 3 | 3/22-24 Bosisto St RICHMOND 3121 | \$705,000 | 14/09/2019 |

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:

17/12/2019 15:02

 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000

Median Unit Price
September quarter 2019: \$591,000

Comparable Properties



23/343 Church St RICHMOND 3121 (REI)

Agent Comments

 2  1  2

Price: \$742,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 3
Property Type: Apartment



18/69 Palmer St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$718,000
Method: Auction Sale
Date: 27/07/2019
Rooms: 3
Property Type: Apartment



3/22-24 Bosisto St RICHMOND 3121 (REI)

Agent Comments

 2  1  1

Price: \$705,000
Method: Auction Sale
Date: 14/09/2019
Rooms: 3
Property Type: Apartment