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	

Indicative selling price

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

Range between	\$860,000	&	\$930,000

Median sale price

Median price	\$608,000	Pro	perty Type Un	it		Suburb	Abbotsford
Period - From	01/04/2020	to	30/06/2020	So	ource	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

Address of comparable property		Price	Date of sale
1	9/3-5 Christine Cr RICHMOND 3121	\$925,000	11/05/2020
2	16/65 Cotham Rd KEW 3101	\$890,000	30/05/2020
3	10 Coppin St RICHMOND 3121	\$860,000	29/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/09/2020 19:48



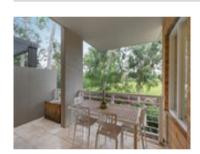






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$860,000 - \$930,000 Median Unit Price June quarter 2020: \$608,000

Comparable Properties



9/3-5 Christine Cr RICHMOND 3121 (REI/VG)

12 **-** 2 #

Price: \$925,000 Method: Private Sale Date: 11/05/2020

Property Type: Apartment

Agent Comments



16/65 Cotham Rd KEW 3101 (REI)

= 2 **=** 2 **=** 2

Price: \$890,000 **Method:** Auction Sale **Date:** 30/05/2020

Property Type: Townhouse (Res)

Agent Comments



10 Coppin St RICHMOND 3121 (REI/VG)

1 2 **1** 2 **1** 3

Price: \$860,000 Method: Private Sale Date: 29/05/2020 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



