

# 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

85/4 Tullo Place, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$935,000

### 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	88/4 Tullo PI RICHMOND 3121	\$935,000	08/02/2021
2	12/22 Buckingham St RICHMOND 3121	\$857,500	07/11/2020
3	103/4 Tullo PI RICHMOND 3121	\$850,000	05/10/2020

**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:

23/03/2021 11:17

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**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

December quarter 2020: \$662,750



2 2 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**88/4 Tullo PI RICHMOND 3121 (REI)**

Agent Comments

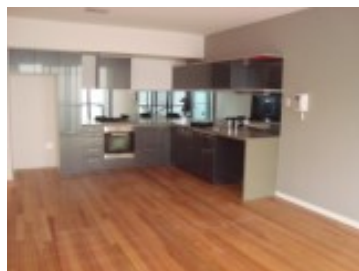
2 2 1

**Price:** \$935,000

**Method:** Private Sale

**Date:** 08/02/2021

**Property Type:** Flat/Unit/Apartment (Res)



**12/22 Buckingham St RICHMOND 3121 (VG)**

Agent Comments

2 - -

**Price:** \$857,500

**Method:** Sale

**Date:** 07/11/2020

**Property Type:** Townhouse (Conjoined)



**103/4 Tullo PI RICHMOND 3121 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 05/10/2020

**Property Type:** Apartment