

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

92/73 RIVER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

128/73 RIVER STREET RICHMOND VIC 3121	\$655,000	22-Aug-24
188/73 RIVER STREET RICHMOND VIC 3121	\$650,000	15-Aug-24
409/120 PALMER STREET RICHMOND VIC 3121	\$615,000	09-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 15 January 2025


**128/73 RIVER STREET RICHMOND
VIC 3121**

 Sold Price **\$655,000** Sold Date **22-Aug-24**
 2  2  1

 Distance **0km**

**188/73 RIVER STREET RICHMOND
VIC 3121**

 Sold Price **\$650,000** Sold Date **15-Aug-24**
 2  2  1

 Distance **0km**

**409/120 PALMER STREET
RICHMOND VIC 3121**

 Sold Price **\$615,000** Sold Date **09-Sep-24**
 2  2  1

 Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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