

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

4/47 Cameron Street, Richmond Vic 3121

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Richmond

Period - From 01/07/2024 to 30/09/2024 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	19/52 Baker St RICHMOND 3121	\$350,000	22/08/2024
2	4/44 Coppin St RICHMOND 3121	\$372,000	28/06/2024
3	10/16 Rowena Pde RICHMOND 3121	\$376,000	18/05/2024

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:

14/11/2024 14:56

4/47 Cameron Street, Richmond Vic 3121

Daniel Finlayson
03 9967 8899
0430 110 348
daniel.finlayson@belleproperty.com



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
September quarter 2024: \$565,000

Comparable Properties



19/52 Baker St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$350,000
Method: Private Sale
Date: 22/08/2024
Property Type: Apartment



4/44 Coppin St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$372,000
Method: Private Sale
Date: 28/06/2024
Property Type: Apartment



10/16 Rowena Pde RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$376,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899



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