

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

301/1 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$666,250 Property Type Unit Suburb Richmond

Period - From 01/07/2020 to 30/06/2021 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	201/366 Church St RICHMOND 3121	\$645,000	25/05/2021
2	6/13 Manton St RICHMOND 3121	\$635,000	15/05/2021
3	105/77 Abinger St RICHMOND 3121	\$645,000	15/04/2021

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:

02/08/2021 16:07



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Property Type: Apartment

Agent Comments

Comparable Properties



201/366 Church St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000

Method: Sold Before Auction

Date: 25/05/2021

Property Type: Apartment



6/13 Manton St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



105/77 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: Apartment