

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 117/71 Abinger Place, Richmond Vic 3121

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$575,500 House Unit X Suburb Richmond

Period - From 01/01/2017 to 31/12/2017 Source REIV

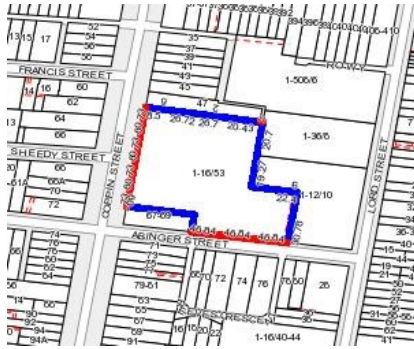
Comparable property sales (*Delete A or B below as applicable)

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	3/69 Palmer St RICHMOND 3121	\$660,000	28/10/2017
2	103/18 Hull St RICHMOND 3121	\$664,000	14/03/2018
3	15/10 Elaine Ct RICHMOND 3121	\$715,000	10/11/2017

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.



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$680,000
Median Unit Price
 Year ending December 2017: \$575,500

Comparable Properties



3/69 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: Apartment



103/18 Hull St RICHMOND 3121 (REI)

Agent Comments



Price: \$664,000
Method: Private Sale
Date: 14/03/2018
Rooms: -
Property Type: Apartment



15/10 Elaine Ct RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 10/11/2017
Rooms: 3
Property Type: Apartment