#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

907/140 Swan Street, Richmond Vic 3121

#### Indicative selling price

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

Range between \$700,000 &	\$770,000
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#### Median sale price

Median price	\$613,500	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/10/2024	to	31/12/2024	So	ource	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	17/30 Tanner St RICHMOND 3121	\$720,000	21/01/2025
2	918/1 Dyer St RICHMOND 3121	\$731,000	24/10/2024
3	9/53 Grange Rd TOORAK 3142	\$765,000	16/01/2025

#### 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:	30/01/2025 11:03









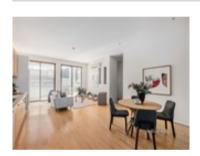


Property Type: Apartment **Agent Comments** 

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

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** December quarter 2024: \$613,500

### Comparable Properties



17/30 Tanner St RICHMOND 3121 (REI)





Price: \$720,000

Method: Sold Before Auction

Date: 21/01/2025

Property Type: Apartment

Agent Comments



918/1 Dyer St RICHMOND 3121 (REI/VG)







Agent Comments

Price: \$731,000 Method: Private Sale Date: 24/10/2024

Property Type: Apartment

9/53 Grange Rd TOORAK 3142 (REI)

Date: 16/01/2025





Price: \$765,000 Method: Private Sale

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



