

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

201/71 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2022

to

31/12/2022

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	313/185 Lennox St RICHMOND 3121	\$437,500	13/10/2022
2	504/229 Bridge Rd RICHMOND 3121	\$440,000	31/08/2022
3	102/160 Power St HAWTHORN 3122	\$441,000	23/01/2023

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:

13/02/2023 15:00

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Indicative Selling Price
\$430,000

Median Unit Price
December quarter 2022: \$570,000



1 1 1

Rooms: 2
Property Type: Apartment (Res)
Agent Comments

Comparable Properties



313/185 Lennox St RICHMOND 3121 (REI/VG) **Agent Comments**

1 1 1

Price: \$437,500
Method: Private Sale
Date: 13/10/2022
Property Type: Apartment



504/229 Bridge Rd RICHMOND 3121 (REI/VG) **Agent Comments**

1 1 1

Price: \$440,000
Method: Private Sale
Date: 31/08/2022
Property Type: Apartment



102/160 Power St HAWTHORN 3122 (REI) **Agent Comments**

1 1 1

Price: \$441,000
Method: Private Sale
Date: 23/01/2023
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180