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	

Indicative selling price

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

Median sale price

Median price	\$675,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021	Sc	urce	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

1	506/136 Burnley St RICHMOND 3121	\$530,000	01/05/2021
2	103/229 Bridge Rd RICHMOND 3121	\$502,000	24/03/2021
3	6/33 Goodwood St RICHMOND 3121	\$530,000	05/03/2021

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:	29/06/2021 10:13



Date of sale



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> **Indicative Selling Price** \$490,000 - \$539,000 **Median Unit Price** March quarter 2021: \$675,000

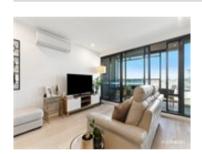




Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



506/136 Burnley St RICHMOND 3121 (REI)





Price: \$530,000 Method: Private Sale

Date: 01/05/2021 Property Type: Apartment

103/229 Bridge Rd RICHMOND 3121 (REI/VG)





Price: \$502,000 Method: Private Sale Date: 24/03/2021

Property Type: Apartment



6/33 Goodwood St RICHMOND 3121 (REI/VG)





Price: \$530,000 Method: Private Sale Date: 05/03/2021

Property Type: Apartment

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





Agent Comments

Agent Comments

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