

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

2/118A BRIDGE ROAD RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,425,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,490,000

Property type

Other

Suburb

Richmond

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

1/118A BRIDGE ROAD RICHMOND VIC 3121	\$1,425,000	29-Jun-22
405/28 TANNER STREET RICHMOND VIC 3121	\$1,350,000	01-Jul-22
407/18 COPPIN STREET RICHMOND VIC 3121	\$1,650,000	29-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 09 July 2022

**1/118A BRIDGE ROAD RICHMOND
VIC 3121**

3 2 1

Sold Price ^{RS} **\$1,425,000** ^{UN} Sold Date **29-Jun-22**

Distance -

**405/28 TANNER STREET
RICHMOND VIC 3121**

3 1 1

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **01-Jul-22**Distance **0.61km****407/18 COPPIN STREET
RICHMOND VIC 3121**

3 2 2

Sold Price **\$1,650,000** Sold Date **29-Mar-22**Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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