

# 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

11/7 Westbank Terrace, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$702,000 Property Type Unit Suburb Richmond

Period - From 01/10/2021 to 31/12/2021 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	17/244 Mary St RICHMOND 3121	\$385,000	08/09/2021
2	7/36 Egan St RICHMOND 3121	\$362,000	01/09/2021
3	3/11 Brougham St RICHMOND 3121	\$360,000	13/10/2021

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:

10/02/2022 13:42

Daniel Finlayson

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**Indicative Selling Price**

\$340,000 - \$360,000

**Median Unit Price**

December quarter 2021: \$702,000



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**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**17/244 Mary St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$385,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** Apartment



**7/36 Egan St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$362,000

**Method:** Private Sale

**Date:** 01/09/2021

**Property Type:** Apartment



**3/11 Brougham St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$360,000

**Method:** Sold Before Auction

**Date:** 13/10/2021

**Property Type:** Apartment

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