

# 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

403/2 Barnet Way, 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 \$680,000 & \$740,000

### Median sale price

Median price \$601,000 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 31/03/2024 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	101/1 Studio Wlk RICHMOND 3121	\$735,000	01/03/2024
2	601/120 Palmer St RICHMOND 3121	\$700,000	13/03/2024
3	108/28 Tanner St RICHMOND 3121	\$700,000	01/03/2024

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:

12/06/2024 16:14



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**Property Type:** Apartment/Unit  
**Land Size:** 75 SQM sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median Unit Price**  
Year ending March 2024: \$601,000

## Comparable Properties



101/1 Studio WIK RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$735,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Property Type:** Apartment



601/120 Palmer St RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** Apartment



108/28 Tanner St RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Property Type:** Apartment

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