

## 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	304/9 Griffiths Street, Richmond Vic 3121
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#### Indicative selling price

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

Range between	\$350,000	&	\$385,000
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#### Median sale price

Median price	\$495,000	House		Unit	X	Suburb	Richmond
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

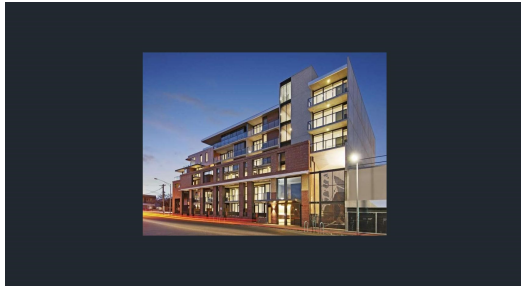
#### Comparable property sales (\*Delete A or B below as applicable)

**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	309/609 Victoria St ABBOTSFORD 3067	\$380,500	03/11/2017
2	706/8 Grosvenor St ABBOTSFORD 3067	\$380,000	22/09/2017
3	413/30 Burnley St RICHMOND 3121	\$370,000	16/01/2018

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
December quarter 2017: \$495,000

## Comparable Properties



**309/609 Victoria St ABBOTSFORD 3067 (REI)** **Agent Comments**

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**Price:** \$380,500  
**Method:** Private Sale  
**Date:** 03/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**706/8 Grosvenor St ABBOTSFORD 3067 (VG)** **Agent Comments**

1 - -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 22/09/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**413/30 Burnley St RICHMOND 3121 (REI)** **Agent Comments**

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 16/01/2018  
**Rooms:** -  
**Property Type:** Apartment