# 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

411/8 Howard Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2021	to	30/09/2021		So	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.

Ado	dress of comparable property	Price	Date of sale
1	13/2a Brougham St RICHMOND 3121	\$811,000	10/07/2021
2	11/50 Palmer St RICHMOND 3121	\$800,000	07/05/2021
3	201/18 Coppin St RICHMOND 3121	\$761,500	06/07/2021

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:

03/11/2021 14:32









Rooms: 3 Property Type: Apartment Agent Comments

**Daniel Atsis** 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

**Indicative Selling Price** \$750,000 - \$825,000 **Median Unit Price** September quarter 2021: \$670,000

# **Comparable Properties**



13/2a Brougham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$811,000 Method: Auction Sale Date: 10/07/2021 Property Type: Unit

11/50 Palmer St RICHMOND 3121 (VG)

Agent Comments

Agent Comments





Price: \$800,000 Method: Sale Date: 07/05/2021 Property Type: Strata Unit/Flat



201/18 Coppin St RICHMOND 3121 (REI/VG)



Price: \$761,500 Method: Private Sale Date: 06/07/2021 Property Type: Apartment

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





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