

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 consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2021

to

30/09/2021

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	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:

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

September quarter 2021: \$670,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



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

2 1 1

Price: \$811,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Unit



11/50 Palmer St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$800,000

Method: Sale

Date: 07/05/2021

Property Type: Strata Unit/Flat



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

Agent Comments

2 2 1

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