

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

504/229 Bridge Road, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

&

\$470,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

30/03/2021

to

29/03/2022

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	515/253 Bridge Rd RICHMOND 3121	\$466,200	22/12/2021
2	511/253 Bridge Rd RICHMOND 3121	\$450,000	03/12/2021
3	212/253 Bridge Rd RICHMOND 3121	\$442,500	22/10/2021

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:

30/03/2022 13:45



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

30/03/2021 - 29/03/2022: \$575,000

Comparable Properties



515/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$466,200

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment

511/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment



212/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$442,500

Method: Private Sale

Date: 22/10/2021

Property Type: Apartment