

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	404/633 Church Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$785,000	&	\$820,000
		i l	

Median sale price

Median price	\$615,000	Hou	se	Unit	Х	Suburb	Richmond
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

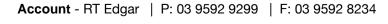
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	706/633 Church St RICHMOND 3121	\$855,000	25/07/2019
2	703/633 Church St RICHMOND 3121	\$850,000	25/05/2019
3	14/1-5 Lyndhurst St RICHMOND 3121	\$840,000	09/05/2019

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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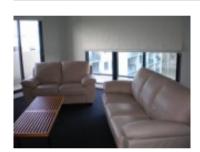


Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$785,000 - \$820,000 **Median Unit Price** June quarter 2019: \$615,000

Comparable Properties



706/633 Church St RICHMOND 3121 (REI)



Price: \$855,000 Method: Auction Sale Date: 25/07/2019 Rooms: 5

Property Type: Apartment

Agent Comments



703/633 Church St RICHMOND 3121 (REI/VG)







Price: \$850,000 Method: Auction Sale Date: 25/05/2019

Rooms: 4

Property Type: Apartment

Agent Comments



14/1-5 Lyndhurst St RICHMOND 3121 (REI/VG) Agent Comments





Price: \$840.000 Method: Private Sale Date: 09/05/2019

Rooms: -

Property Type: Apartment

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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