## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

1/22 Buckingham Street, Richmond Vic 3121
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#### Indicative selling price

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

Range between	\$685,000	&	\$750,000
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#### Median sale price

Median price	\$702,000	Pro	perty Type	Jnit	]	Suburb	Richmond
Period - From	01/10/2021	to	31/12/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/22 Buckingham St RICHMOND 3121	\$750,000	14/10/2021
2	303/372 Johnston St ABBOTSFORD 3067	\$720,000	19/10/2021
3	1/43 Bunting St RICHMOND 3121	\$700,000	12/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2022 11:38
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Rooms: 3

Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$685,000 - \$750,000 **Median Unit Price** 

December quarter 2021: \$702,000

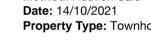
# Comparable Properties



4/22 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments

Price: \$750,000 Method: Auction Sale

Property Type: Townhouse (Res)





303/372 Johnston St ABBOTSFORD 3067

(REI/VG)

Price: \$720,000

Method: Sold Before Auction

Date: 19/10/2021

Property Type: Apartment

Agent Comments



1/43 Bunting St RICHMOND 3121 (REI/VG)

Price: \$700.000 Method: Private Sale Date: 12/10/2021

Property Type: Apartment

Agent Comments

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



