Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/58 Type Street, Richmond Vic 3121
Including suburb and	
postcode	
-	

Indicative selling price

Property offered for sale

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

Single price \$425,000

Median sale price

Median price	\$599,000	Pro	pperty Type Uni	t		Suburb	Richmond
Period - From	01/10/2023	to	30/09/2024	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.

Add	dress of comparable property	Price	Date of sale
1	14/47 Davison St RICHMOND 3121	\$405,000	01/10/2024
2	191/73 River St RICHMOND 3121	\$450,000	20/06/2024
3	510/11 Flockhart St ABBOTSFORD 3067	\$450,000	12/06/2024

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:	15/11/2024 10:38
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Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 **Median Unit Price**

Year ending September 2024: \$599,000

Comparable Properties



14/47 Davison St RICHMOND 3121 (REI)

2

Price: \$405,000 Method: Private Sale Date: 01/10/2024

Property Type: Apartment

Agent Comments



191/73 River St RICHMOND 3121 (VG)

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Agent Comments

Price: \$450,000 Method: Sale Date: 20/06/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit



510/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

Method: Private Sale Date: 12/06/2024 Property Type: Unit

Price: \$450,000

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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