

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 4/58 Type Street, Richmond Vic 3121

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$599,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2023

to 30/09/2024

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	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)

Agent Comments

2 1 1

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



191/73 River St RICHMOND 3121 (VG)

Agent Comments

2 - -

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

2 1 1

Price: \$450,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit

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