

# 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

16/7 Adam Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	24/403 Toorak Rd SOUTH YARRA 3141	\$305,000	09/04/2024
2	3/23 Tivoli Rd SOUTH YARRA 3141	\$315,000	15/07/2024
3	8/249 Burnley St RICHMOND 3121	\$330,000	24/07/2024

**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:

19/09/2024 15:02

16/7 Adam Street, Richmond Vic 3121

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1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
June quarter 2024: \$637,500

## Comparable Properties



**24/403 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Apartment



**3/23 Tivoli Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 15/07/2024  
**Property Type:** Apartment



**8/249 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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