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

39/8 Hull Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$475,000		&		\$515,000			
Median sale pr	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	212/339 Burnley St RICHMOND 3121	\$480,000	21/10/2024
2	1/45 York St RICHMOND 3121	\$515,000	20/09/2024
3	305/183 Bridge Rd RICHMOND 3121	\$500,000	18/07/2024

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:

03/12/2024 14:23







Property Type: Apartment Agent Comments

Daniel Finlayson 03 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

> Indicative Selling Price \$475,000 - \$515,000 Median Unit Price September quarter 2024: \$565,000

Comparable Properties



212/339 Burnley St RICHMOND 3121 (REI/VG)

1



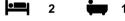
Price: \$480,000 Method: Private Sale Date: 21/10/2024 Property Type: Apartment

Agent Comments

Agent Comments



1/45 York St RICHMOND 3121 (REI/VG)



Price: \$515,000

Method: Private Sale Date: 20/09/2024 Property Type: Unit



305/183 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

Price: \$500,000 Method: Private Sale Date: 18/07/2024 Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899



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