## 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



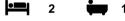
Price: \$480,000 Method: Private Sale Date: 21/10/2024 Property Type: Apartment

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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