

# 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 303/312 Swan 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)

Price Range

\$620,000

&

\$670,000

### Median sale price

Median price

\$575,000

Property Type

Apartment

Suburb

Richmond (3121)

Period - From

13/11/2020

to

12/11/2021

Source

PDOL

### Comparable property sales

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
313/71 ABINGER STREET, RICHMOND VIC 3121	\$660,000	04/10/2021
6/2 EDINBURGH STREET, RICHMOND VIC 3121	\$656,000	14/10/2021
201/312 SWAN STREET, RICHMOND VIC 3121	\$650,000	26/05/2021

This Statement of Information was prepared on: 12/11/2021