

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

218a/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$557,000

Property Type

Unit

Suburb

Richmond

Period - From

26/07/2020

to

25/07/2021

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	505/20 Burnley St RICHMOND 3121	\$575,000	22/06/2021
2	302/20 Burnley St RICHMOND 3121	\$556,500	29/01/2021
3	525/20 Shamrock St ABBOTSFORD 3067	\$552,000	29/01/2021

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:

26/07/2021 11:51

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Indicative Selling Price
\$559,000

Median Unit Price
26/07/2020 - 25/07/2021: \$557,000



2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



505/20 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$575,000
Method: Sold Before Auction
Date: 22/06/2021
Property Type: Apartment



302/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$556,500
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment
Land Size: 77 sqm approx



525/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$552,000
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment