Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

116/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between	\$355,000	&	\$380,000
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Median sale price

Median price	\$570,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/10/2022	to	31/12/2022		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

7,01	aress of comparable property	1 1100	Date of Sale
1	203/183 Bridge Rd RICHMOND 3121	\$380,000	28/10/2022
2	201/253 Bridge Rd RICHMOND 3121	\$375,000	18/11/2022
3	215/8 Garfield St RICHMOND 3121	\$350,000	14/02/2023

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:	15/03/2023 15:03



Date of sale







Property Type: Apartment/Unit **Agent Comments**

Indicative Selling Price \$355,000 - \$380,000 **Median Unit Price** December quarter 2022: \$570,000

Comparable Properties



203/183 Bridge Rd RICHMOND 3121 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 28/10/2022

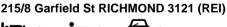
Property Type: Apartment



Price: \$375,000 Method: Private Sale Date: 18/11/2022

Property Type: Apartment





Price: \$350.000 Method: Private Sale Date: 14/02/2023

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



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