

# 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

116/8 Garfield 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)

Range between \$355,000 & \$380,000

### Median sale price

Median price \$570,000 Property 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  | Price     | 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



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**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)**

**Agent Comments**

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**Price:** \$380,000

**Method:** Private Sale

**Date:** 28/10/2022

**Property Type:** Apartment



**201/253 Bridge Rd RICHMOND 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$375,000

**Method:** Private Sale

**Date:** 18/11/2022

**Property Type:** Apartment



**215/8 Garfield St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$350,000

**Method:** Private Sale

**Date:** 14/02/2023

**Property Type:** Apartment

**Account** - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951