

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

2/28 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$570,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2020

to

30/09/2020

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	103/4 Tullo PI RICHMOND 3121	\$850,000	05/10/2020
2	24 Buckingham St RICHMOND 3121	\$840,000	11/06/2020
3	1/8 Egan St RICHMOND 3121	\$818,500	20/10/2020

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:

05/12/2020 17:10

2/28 Garfield Street, Richmond Vic 3121

Peter Perrignon

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Indicative Selling Price

\$850,000

Median Unit Price

September quarter 2020: \$570,500



2 1 1

Rooms: 3

Property Type: Townhouse

Agent Comments

Comparable Properties



103/4 Tullo PI RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 05/10/2020

Property Type: Apartment

24 Buckingham St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$840,000

Method: Sale

Date: 11/06/2020

Property Type: Townhouse (Conjoined)



1/8 Egan St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$818,500

Method: Private Sale

Date: 20/10/2020

Property Type: Townhouse (Single)

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180