

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

55/69 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$702,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2021

to

31/12/2021

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	308/9 Griffiths St RICHMOND 3121	\$681,000	26/03/2022
2	5G/13 Acacia Pl ABBOTSFORD 3067	\$695,000	15/10/2021
3	505/627 Victoria St ABBOTSFORD 3067	\$700,000	16/02/2022

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:

12/04/2022 12:35

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Indicative Selling Price
\$699,000

Median Unit Price
December quarter 2021: \$702,000



2 2 2

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



308/9 Griffiths St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$681,000
Method: Private Sale
Date: 26/03/2022
Property Type: Apartment

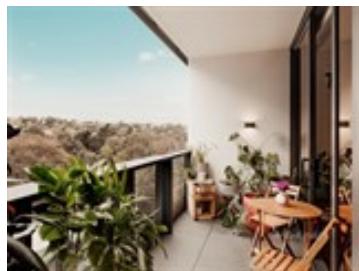


5G/13 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

Price: \$695,000
Method: Auction Sale
Date: 15/10/2021
Property Type: Apartment



505/627 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 2

Price: \$700,000
Method: Private Sale
Date: 16/02/2022
Property Type: Apartment

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