

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

304/312 SWAN STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

14/244-246 MARY STREET RICHMOND VIC 3121	\$380,000	15-Apr-23
506/312 SWAN STREET RICHMOND VIC 3121	\$330,000	01-Apr-22
EDINBURGH STREET RICHMOND VIC 3121	\$322,000	22-May-22

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 6 months.~~

This Statement of Information was prepared on: 09 August 2023



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**14/244-246 MARY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

^{RS}

\$380,000

Sold Date

15-Apr-23

Distance

0.32km



**506/312 SWAN STREET RICHMOND
VIC 3121**

1 1 -

Sold Price

\$330,000

Sold Date

01-Apr-22

Distance

0km



**EDINBURGH STREET RICHMOND
VIC 3121**

1 1 -

Sold Price

\$322,000

Sold Date

22-May-22

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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