

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

83/4 Tullo Place, Richmond Vic 3121

Indicative selling price

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

Range between \$825,000

&

\$900,000

Median sale price

Median price \$662,750

Property Type Unit

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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	2/28 Garfield St RICHMOND 3121	\$825,000	06/12/2020
3	8/2-6 New St RICHMOND 3121	\$825,000	05/12/2020

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:

27/01/2021 11:19

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Indicative Selling Price
\$825,000 - \$900,000
Median Unit Price
December quarter 2020: \$662,750



2 2 1

Rooms: 3
Property Type: Strata Unit/Flat
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



2/28 Garfield St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$825,000
Method: Sold After Auction
Date: 06/12/2020
Property Type: Townhouse (Res)



8/2-6 New St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$825,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Townhouse (Res)