Melbourne Real Estate

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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	118/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Single price	$435,000

Median sale price

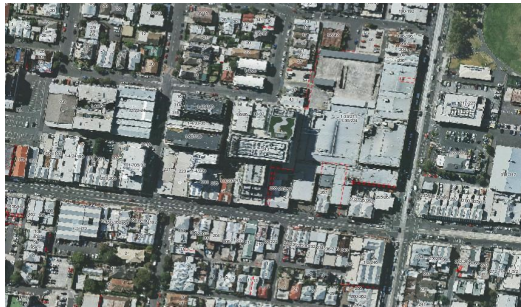| Median price	$611,000	~~House~~		Unit	X		Suburb	Richmond
Period - From	01/10/2017	to	30/09/2018			Source	REIV	

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		
2		
3		

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.

REIV   propertydata.com.au

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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$435,000
Median Unit Price
Year ending September 2018: $611,000

Comparable Properties

112/253 Bridge Rd RICHMOND 3121 (REI/VG)

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Price: $441,000
Method: Sold Before Auction
Date: 14/06/2018
Rooms: 2
Property Type: Apartment

Agent Comments

116/253 Bridge Rd RICHMOND 3121 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $437,000
Method: Private Sale
Date: 18/03/2018
Rooms: 2
Property Type: Apartment

Agent Comments

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