

# 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

2/45 York Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$530,000

&

\$550,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2019

to

31/12/2019

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	411/91 Murphy St RICHMOND 3121	\$540,000	07/10/2019
2	406/136 Burnley St RICHMOND 3121	\$525,000	02/09/2019
3	13/7-9 Westbank Tce RICHMOND 3121	\$510,000	19/08/2019

**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:

10/02/2020 11:30

2/45 York Street, Richmond Vic 3121



2 1

**Rooms:** 1  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$560,000  
**Median Unit Price**  
Year ending December 2019: \$610,000

## Comparable Properties



**411/91 Murphy St RICHMOND 3121 (VG)**

**Agent Comments**

2 - -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 07/10/2019  
**Property Type:** Strata Unit/Flat



**406/136 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 02/09/2019  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 9 sqm approx

**13/7-9 Westbank Tce RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$510,000  
**Method:** Sold Before Auction  
**Date:** 19/08/2019  
**Rooms:** 3  
**Property Type:** Apartment

**Account** - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.