

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

9/45 YORK 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

or range
between

\$330,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

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

12/16 DERBY STREET RICHMOND VIC 3121	\$380,000	01-Mar-24
511/8-30 BURNLEY STREET RICHMOND VIC 3121	\$335,000	31-Jan-24
104/45 YORK STREET RICHMOND VIC 3121	\$385,000	20-Dec-23

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: 08 March 2024



**12/16 DERBY STREET RICHMOND
VIC 3121**

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Sold Price

^{RS} **\$380,000**

Sold Date **01-Mar-24**

Distance **0.94km**



**511/8-30 BURNLEY STREET
RICHMOND VIC 3121**

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Sold Price

\$335,000

Sold Date **31-Jan-24**

Distance **1.45km**



**104/45 YORK STREET RICHMOND
VIC 3121**

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Sold Price

\$385,000

Sold Date **20-Dec-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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