

# 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

127/8 Garfield 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)

Single price

\$395,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2024

to

30/09/2024

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	3/92 Charles St ABBOTSFORD 3067	\$386,000	14/08/2024
2	10/42 Murphy St RICHMOND 3121	\$395,000	05/07/2024
3	320/14 David St RICHMOND 3121	\$405,000	09/08/2024

**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:

11/12/2024 11:32

127/8 Garfield Street, Richmond Vic 3121

Daniel Atsis  
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 1  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$395,000  
**Median Unit Price**  
September quarter 2024: \$565,000

## Comparable Properties



3/92 Charles St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$386,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** Apartment



10/42 Murphy St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** Apartment



320/14 David St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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