

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

7/10 BROMHAM PLACE 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2022

to

30 Apr 2023

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

118/8 GARFIELD STREET RICHMOND VIC 3121	\$325,000	30-Jan-23
9/50 BURNLEY STREET RICHMOND VIC 3121	\$310,000	18-Feb-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: 01 May 2023



**118/8 GARFIELD STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$325,000

Sold Date

30-Jan-23

Distance

0.51km



**9/50 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$310,000

Sold Date

18-Feb-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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