

# 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

406/1 Margaret 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

\$499,000

### Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

to

30/09/2023

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 | 7/1-11 Grey St EAST MELBOURNE 3002 | \$500,000 | 25/07/2023   |
| 2 | 512/33 Judd St RICHMOND 3121       | \$495,000 | 20/10/2023   |
| 3 | 1005/140 Swan St CREMORNE 3121     | \$480,000 | 15/11/2023   |

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:

29/11/2023 15:21



1
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**Property Type:**  
 Divorce/Estate/Family Transfers  
 Agent Comments

**Indicative Selling Price**  
 \$499,000

**Median Unit Price**  
 September quarter 2023: \$597,500

## Comparable Properties



7/1-11 Grey St EAST MELBOURNE 3002 (REI) Agent Comments

1
 1
 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** Apartment



512/33 Judd St RICHMOND 3121 (REI) Agent Comments

1
 1
 1

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** Apartment



1005/140 Swan St CREMORNE 3121 (REI) Agent Comments

1
 1
 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** Apartment