## 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

4/73 River Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$660,000		&		\$710,000					
Median sale pi	rice									
Median price	\$662,750	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	162/73 River St RICHMOND 3121	\$700,000	29/01/2021
2	170/69-73 River St RICHMOND 3121	\$700,000	08/10/2020
3	407/1 Dyer St RICHMOND 3121	\$665,000	17/01/2021

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:

16/02/2021 12:17









Rooms: 3 Property Type: Apartment Agent Comments Daniel Finlayson 9421 7100 0430 110 348 daniel.finlayson@belleproperty.com

> Indicative Selling Price \$660,000 - \$710,000 Median Unit Price December quarter 2020: \$662,750

# **Comparable Properties**



162/73 River St RICHMOND 3121 (REI)

170/69-73 River St RICHMOND 3121 (REI/VG)



Price: \$700,000 Method: Sold Before Auction Date: 29/01/2021 Property Type: Unit

Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale Date: 08/10/2020 Property Type: Apartment



407/1 Dyer St RICHMOND 3121 (REI)



Price: \$665,000 Method: Sold Before Auction Date: 17/01/2021 Property Type: Apartment Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



propertydata com.al 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.