

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 between \$660,000

&

\$710,000

Median sale price

Median price \$662,750

Property Type Unit

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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 | 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

Daniel Finlayson

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0430 110 348

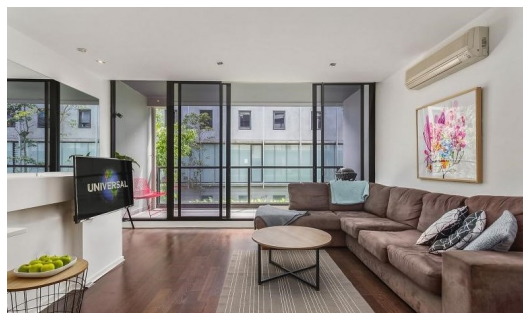
daniel.finlayson@belleproperty.com

Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

December quarter 2020: \$662,750



2 2 2

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



162/73 River St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$700,000

Method: Sold Before Auction

Date: 29/01/2021

Property Type: Unit

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

Agent Comments

2 - -

Price: \$700,000

Method: Private Sale

Date: 08/10/2020

Property Type: Apartment



407/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Sold Before Auction

Date: 17/01/2021

Property Type: Apartment