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	206/18 Tanner Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$480,000	&	\$528,000
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Median sale price

Median price	\$637,500	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/04/2024	to	30/06/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	302/1 Margaret St RICHMOND 3121	\$480,000	16/05/2024
2	204/33 Cliveden CI EAST MELBOURNE 3002	\$498,000	03/04/2024
3	14/53 Millswyn St SOUTH YARRA 3141	\$525,000	30/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/09/2024 12:05





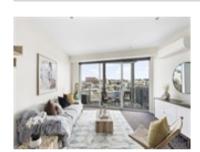


Property Type: Apartment Agent Comments

Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

> Indicative Selling Price \$480,000 - \$528,000 Median Unit Price June quarter 2024: \$637,500

Comparable Properties



302/1 Margaret St RICHMOND 3121 (REI/VG)

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Price: \$480.000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: Apartment

204/33 Cliveden CI EAST MELBOURNE 3002

(REI/VG)

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Price: \$498,000 Method: Private Sale Date: 03/04/2024

Rooms: 2

Property Type: Apartment

14/53 Millswyn St SOUTH YARRA 3141 (REI)

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Price: \$525,000 **Method:** Private Sale **Date:** 30/04/2024

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



