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

3/72 Type Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$556,250	Pro	operty Type	Unit			Suburb	Richmond
Period - From	19/07/2020	to	18/07/2021		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.

Add	dress of comparable property	Price	Date of sale
1	15/52 Baker St RICHMOND 3121	\$510,000	22/06/2021
2	1/81 Lord St RICHMOND 3121	\$540,000	19/06/2021
3	10/9-11 Adam St BURNLEY 3121	\$505,000	12/05/2021

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:

19/07/2021 14:49







Rooms: 3 Property Type: Flat/Unit/Apartment (Res) Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 19/07/2020 - 18/07/2021: \$556,250

Comparable Properties



15/52 Baker St RICHMOND 3121 (REI)



Price: \$510,000 Method: Private Sale Date: 22/06/2021 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



1/81 Lord St RICHMOND 3121 (REI)

10/9-11 Adam St BURNLEY 3121 (REI)

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Price: \$540,000 Method: Private Sale Date: 19/06/2021 Property Type: Apartment



Price: \$505,000 Method: Private Sale Date: 12/05/2021 Property Type: Apartment

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

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Propertydata

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.