Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 103/312 Swan Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price	\$675,000	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021	Soi	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	lress of comparable property	Price	Date of sale
1	301/131 Church St HAWTHORN 3122	\$1,250,000	07/01/2021
2	35/8 Hull St RICHMOND 3121	\$1,160,000	27/03/2021
3	16/10 Elaine Ct RICHMOND 3121	\$1,063,000	10/03/2021

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:

28/04/2021 16:00



RT Edgar





Property Type: Apartment Agent Comments storage cage, 2 balconies Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$1,150,000 Median Unit Price March quarter 2021: \$675,000

Comparable Properties



301/131 Church St HAWTHORN 3122 (VG)



Price: \$1,250,000 Method: Sale Date: 07/01/2021 Property Type: Strata Unit/Flat

35/8 Hull St RICHMOND 3121 (REI)



Price: \$1,160,000 Method: Auction Sale Date: 27/03/2021 Property Type: Apartment

16/10 Elaine Ct RICHMOND 3121 (REI)



Agent Comments

Agent Comments

Agent Comments



Price: \$1,063,000 Method: Auction Sale Date: 10/03/2021 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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.