

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

303/77 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$570,500 Property Type Unit Suburb Richmond

Period - From 01/07/2020 to 30/09/2020 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	609/162 Albert St EAST MELBOURNE 3002	\$700,000	03/08/2020
2	208/18 Tanner St RICHMOND 3121	\$675,500	10/12/2020
3	4/138 Church St HAWTHORN 3122	\$675,000	24/11/2020

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:

11/01/2021 16:30

303/77 Abinger Street, Richmond Vic 3121

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

September quarter 2020: \$570,500



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



609/162 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment



208/18 Tanner St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$675,500

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Apartment



4/138 Church St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 24/11/2020

Property Type: Apartment

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