

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

15/8 Hull Street, Richmond Vic 3121

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2019

to 30/06/2019

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	821/20 Shamrock St ABBOTSFORD 3067	\$530,000	25/06/2019
2	209/360 Burnley St RICHMOND 3121	\$530,000	30/04/2019
3	623/1 Dyer St RICHMOND 3121	\$520,000	04/04/2019

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:

16/09/2019 10:01



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2019: \$615,000

Located in this increasing popular part of Richmond and only moments from Bridge Road, this stylish apartment with its exposed concrete ceiling and floors offers an outstanding level of thoroughly modern and convenient living. Being well positioned in this exciting development the apartment is ideal for first home buyers, investors and or those seeking a city base close to shops, restaurants, transport, the Olympic Sports Precinct, the MCG and CBD. The apartment comprises of a light filled master bedroom with built in robes, second bedroom or study, bathroom with laundry facilities,

Comparable Properties



821/20 Shamrock St ABBOTSFORD 3067 (REI) **Agent Comments**

2 2 1

Price: \$530,000

Method: Private Sale

Date: 25/06/2019

Property Type: Apartment



209/360 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 30/04/2019

Rooms: 3

Property Type: Apartment



623/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 04/04/2019

Rooms: 4

Property Type: Apartment