

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

403/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,277,500

House

X

Unit

Suburb Richmond

Period - From 01/04/2017

to 30/06/2017

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	704/1 Dyer St RICHMOND 3121	\$1,490,000	18/07/2017
2	4/37-39 Hunter St RICHMOND 3121	\$1,226,000	06/05/2017
3	205/1 Palmer St RICHMOND 3121	\$1,075,000	01/04/2017

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.~~

Desmond Tang

03 9602 1699

0433 963 135

desmond.tang@vicprop.com.au

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

June quarter 2017: \$1,277,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



704/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,490,000

Method: Private Sale

Date: 18/07/2017

Rooms: 4

Property Type: Apartment



4/37-39 Hunter St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,226,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 3

Property Type: Townhouse (Res)

205/1 Palmer St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,075,000

Method: Sale

Date: 01/04/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit