

## 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

Brand new 3 bedroom apartment 115 sqm in total size RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,160,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

705/253 BRIDGE ROAD RICHMOND VIC 3121	\$1,255,000	22-Feb-23
501/11 DAVID STREET RICHMOND VIC 3121	\$1,215,000	30-Nov-23
309/84 CUTTER STREET RICHMOND VIC 3121	\$1,150,000	29-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**705/253 BRIDGE ROAD RICHMOND VIC 3121** Sold Price **\$1,255,000** Sold Date **22-Feb-23**

 3  2  2

Distance **0.99km**



**501/11 DAVID STREET RICHMOND VIC 3121** Sold Price **\$1,215,000** Sold Date **30-Nov-23**

 3  2  2

Distance **0.34km**



**309/84 CUTTER STREET RICHMOND VIC 3121** Sold Price **\$1,150,000** Sold Date **29-Mar-23**

 3  2  2

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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