

# 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

19/6 Christine Crescent, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$860,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Richmond

Period - From 01/04/2021 to 30/06/2021 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	5/59 Westbank Tce RICHMOND 3121	\$840,000	26/06/2021
2	201/65 Stawell St RICHMOND 3121	\$850,000	20/05/2021
3	202/3 Kennedy Av RICHMOND 3121	\$795,000	07/04/2021

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:

15/07/2021 17:19

19/6 Christine Crescent, Richmond Vic 3121

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**Indicative Selling Price**

\$820,000 - \$860,000

**Median Unit Price**

June quarter 2021: \$710,000



2 2 1

**Rooms:** 3

**Property Type:** Unit

Agent Comments

## Comparable Properties



**5/59 Westbank Tce RICHMOND 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Apartment



**201/65 Stawell St RICHMOND 3121 (REI)**

Agent Comments

2 1 2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 20/05/2021

**Property Type:** Apartment



**202/3 Kennedy Av RICHMOND 3121 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 07/04/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161