

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

2/400 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$850,000 & \$935,000

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	8/190 Lennox St RICHMOND 3121	\$895,000	07/10/2021
2	51 Little Hoddle St RICHMOND 3121	\$856,000	08/06/2021
3	5/59 Westbank Tce RICHMOND 3121	\$840,000	26/06/2021

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:

11/10/2021 11:54

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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
June quarter 2021: \$710,000

Comparable Properties



8/190 Lennox St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$895,000
Method: Auction Sale
Date: 07/10/2021
Property Type: Apartment



51 Little Hoddle St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$856,000
Method: Sold Before Auction
Date: 08/06/2021
Property Type: Unit



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

Agent Comments

2 1 1

Price: \$840,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment

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