# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

### Indicative selling price

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

### Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/10/2019	to	31/12/2019	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	301/63 Glass St RICHMOND 3121	\$761,000	23/09/2019
2	55/69 Palmer St RICHMOND 3121	\$740,000	12/09/2019
3	3/22-24 Bosisto St RICHMOND 3121	\$705,000	14/09/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2020 15:12







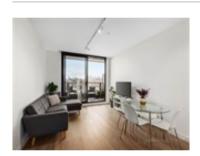
**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** December quarter 2019: \$670,000



Rooms: 3

Property Type: Flat Agent Comments

# Comparable Properties



301/63 Glass St RICHMOND 3121 (REI/VG)





Price: \$761,000 Method: Private Sale Date: 23/09/2019

Property Type: Apartment

**Agent Comments** 



55/69 Palmer St RICHMOND 3121 (REI)







Price: \$740,000 Method: Private Sale Date: 12/09/2019

Property Type: Apartment Land Size: 2 sqm approx

Agent Comments



3/22-24 Bosisto St RICHMOND 3121 (REI/VG)





Price: \$705.000 Method: Auction Sale Date: 14/09/2019 Rooms: 3

Property Type: Apartment

Agent Comments

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



