

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

G02/115 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2019

to

30/09/2020

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	201/19 Judd St RICHMOND 3121	\$410,000	06/06/2020
2	325/253 Bridge Rd RICHMOND 3121	\$410,000	07/10/2020
3	221/2-6 Lord St RICHMOND 3121	\$405,000	04/10/2020

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:

26/11/2020 16:31

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Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending September 2020: \$615,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

201/19 Judd St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 06/06/2020

Property Type: Strata Unit/Flat



325/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 07/10/2020

Property Type: Apartment



221/2-6 Lord St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 04/10/2020

Property Type: Apartment