Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	G02/115 Church Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000	&	\$420,000
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Median sale price

Median price	\$615,000	Pro	perty Type Ur	nit		Suburb	Richmond
Period - From	01/10/2019	to	30/09/2020	So	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	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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

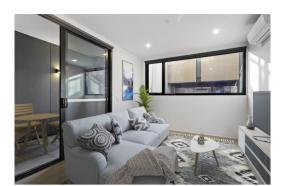
This Statement of Information was prepared on:	26/11/2020 16:31
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James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$390,000 - \$420,000 **Median Unit Price** Year ending September 2020: \$615,000





Property Type: Apartment Agent Comments

Comparable Properties

201/19 Judd St RICHMOND 3121 (VG)

— 1



Price: \$410,000 Method: Sale Date: 06/06/2020

Property Type: Strata Unit/Flat

Agent Comments



325/253 Bridge Rd RICHMOND 3121 (REI)





Price: \$410,000 Method: Private Sale Date: 07/10/2020

Property Type: Apartment

Agent Comments



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

!=| 1





Price: \$405,000 Method: Private Sale Date: 04/10/2020

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



