

# 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

216/45 York Street, 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 \$680,000

&

\$720,000

### Median sale price

Median price \$702,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2021

to 31/12/2021

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	219/33 Judd St RICHMOND 3121	\$710,000	04/09/2021
2	507/71 Canterbury St RICHMOND 3121	\$670,000	23/12/2021
3	301/47 Murphy St RICHMOND 3121	\$670,000	06/09/2021

**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:

18/02/2022 14:05

James Burne

9520 9020

0434 288 066

jburne@bigginScott.com.au

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

December quarter 2021: \$702,000



**Property Type:**

Agent Comments

## Comparable Properties



**219/33 Judd St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 04/09/2021

**Property Type:** Apartment



**507/71 Canterbury St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 23/12/2021

**Property Type:** Apartment



**301/47 Murphy St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 06/09/2021

**Property Type:** Apartment