

Top Lane

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address G3, 8 Garfield Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$600,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$560,000 *House *Unit Suburb or locality Richmond
Period 01 October 2022 to 31 March 2023 Source Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
135/8 GARFIELD ST, RICHMOND 3121	\$580,000	22/07/2023
101/8 GARFIELD ST, RICHMOND 3121	\$615,000	22/06/2023
701/8 GARFIELD ST, RICHMOND 3121	\$640,000	27/02/2023

This statement of information was prepared on 11/08/2023.