Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	204/18 Hull 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 \$650,000	&	\$700,000
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Median sale price

Median price	\$636,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/01/2022	to	31/12/2022		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

1	11/55 Bendigo St RICHMOND 3121	\$690,000	27/10/2022
2	703/183 Bridge Rd RICHMOND 3121	\$690,000	23/12/2022
3	10/63 Stawell St RICHMOND 3121	\$672,000	14/01/2023

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:	20/03/2023 14:00



Date of sale



Christopher Dane 9826 0000 0418 319 809 chris@rodneymorley.com.au

> Indicative Selling Price \$650,000 - \$700,000 Median Unit Price

Year ending December 2022: \$636,000



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Property Type: House (Res) **Land Size:** 805 sqm approx Agent Comments

Comparable Properties



11/55 Bendigo St RICHMOND 3121 (REI/VG)

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Price: \$690,000 Method: Auction Sale Date: 27/10/2022 Property Type: Unit **Agent Comments**



703/183 Bridge Rd RICHMOND 3121 (REI/VG)

Price: \$690,000 **Method:** Private Sale **Date:** 23/12/2022

Property Type: Apartment

Agent Comments



10/63 Stawell St RICHMOND 3121 (REI)

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Price: \$672,000 Method: Private Sale Date: 14/01/2023

Property Type: Apartment

Agent Comments





Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362

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