

# 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

204/18 Hull 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 \$650,000 & \$700,000

### Median sale price

Median price \$636,000

Property 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	Price	Date of sale
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



2 2 1

**Property Type:** House (Res)

**Land Size:** 805 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

2 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 27/10/2022

**Property Type:** Unit



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

**Agent Comments**

2 2 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 23/12/2022

**Property Type:** Apartment



**10/63 Stawell St RICHMOND 3121 (REI)**

**Agent Comments**

2 2 1

**Price:** \$672,000

**Method:** Private Sale

**Date:** 14/01/2023

**Property Type:** Apartment