

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

305/71 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$575,500

House

Unit

X

Suburb

Richmond

Period - From

01/01/2017

to

31/12/2017

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	404a/609 Victoria St ABBOTSFORD 3067	\$555,000	10/02/2018
2	184/73 River St RICHMOND 3121	\$573,000	09/10/2017
3	407/10 Burnley St RICHMOND 3121	\$577,000	14/10/2017

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.



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



404a/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$555,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 3

Property Type: Apartment

184/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$573,000

Method: Private Sale

Date: 09/10/2017

Rooms: -

Property Type: Apartment



407/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$577,000

Method: Private Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment