

## 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

606/36 REGENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 807/11 DAVID STREET RICHMOND VIC 3121  | \$475,000 | 05-May-22 |
| 102/47 MURPHY STREET RICHMOND VIC 3121 | \$475,000 | 08-Aug-22 |
|                                        |           |           |

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 6 months.

This Statement of Information was prepared on: 18 October 2022



**807/11 DAVID STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$475,000**

Sold Date **05-May-22**

Distance **1.82km**



**102/47 MURPHY STREET  
RICHMOND VIC 3121**

 1  1  1

Sold Price

Sold Date **08-Aug-22**

Distance **1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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