

# 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

3/82 Buckingham 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)

Single price

\$605,000

### Median sale price

Median price

\$571,000

Property Type

Unit

Suburb

Richmond

Period - From

24/03/2020

to

23/03/2021

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	3/11 Hill St HAWTHORN 3122	\$572,000	25/02/2021
2	1/100 Rowena Pde RICHMOND 3121	\$573,000	22/02/2021
3	101/120 Gipps St ABBOTSFORD 3067	\$623,000	16/10/2020

**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:

24/03/2021 14:16

3/82 Buckingham Street, Richmond Vic 3121

Daniel Atsis  
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**Indicative Selling Price**  
\$605,000

**Median Unit Price**  
24/03/2020 - 23/03/2021: \$571,000



2 1 1

**Rooms:** 3  
**Property Type:** Unit  
Agent Comments

## Comparable Properties



**3/11 Hill St HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 25/02/2021  
**Property Type:** Apartment



**1/100 Rowena Pde RICHMOND 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$573,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2021  
**Property Type:** Apartment



**101/120 Gipps St ABBOTSFORD 3067 (REI/VG)** Agent Comments

2 2 1

**Price:** \$623,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2020  
**Property Type:** Apartment

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180