## 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

17/45 York Street, Richmond Vic 3121

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ı | underquot | ing  |        |          |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|----------|
| Range betweer   | \$630,000         |      | &            |        | \$693,000 |      |        |          |
| Median sale pr  | rice              |      |              |        |           |      |        |          |
| Median price    | \$637,500         | Pro  | operty Type  | Unit   |           |      | Suburb | Richmond |
| Period - From   | 01/04/2024        | to   | 30/06/2024   |        | So        | urce | 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.

| Ad | dress of comparable property         | Price     | Date of sale |
|----|--------------------------------------|-----------|--------------|
| 1  | 718/154 Cremorne St CREMORNE 3121    | \$690,000 | 13/09/2024   |
| 2  | 702/60 Islington St COLLINGWOOD 3066 | \$685,000 | 26/08/2024   |
| 3  | 143/158 Smith St COLLINGWOOD 3066    | \$650,000 | 13/08/2024   |

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.

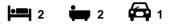
This Statement of Information was prepared on:

03/10/2024 11:49







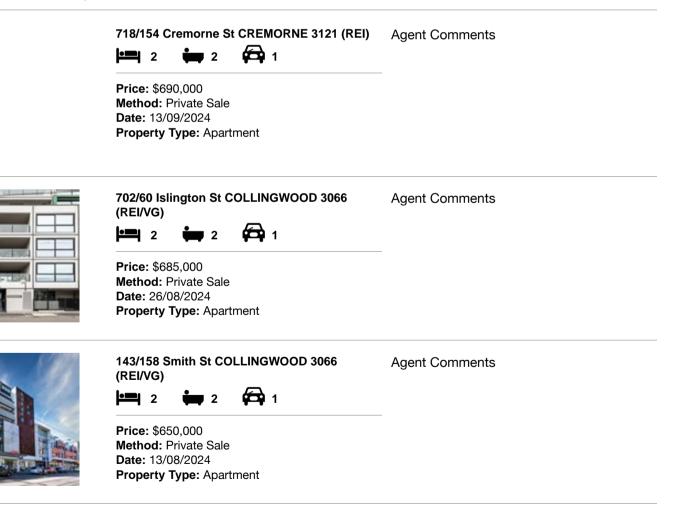


**Property Type:** Apartment Agent Comments

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> Indicative Selling Price \$630,000 - \$693,000 Median Unit Price June quarter 2024: \$637,500

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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