## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	320/253 Bridge Road, Richmond Vic 3121

#### Indicative selling price

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

Single price \$445,000

### Median sale price

Median price \$655,000	Pro	pperty Type Uni	t		Suburb	Richmond
Period - From 01/01/2020	to	31/03/2020	Sou	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	616/1 Dyer St RICHMOND 3121	\$470,000	20/05/2020
2	520/1 Dyer St RICHMOND 3121	\$445,000	15/06/2020
3	512/163 Cremorne St CREMORNE 3121	\$427,500	18/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

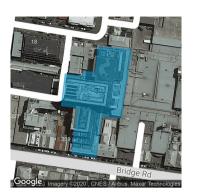
This Statement of Information was prepared on:	16/07/2020 12:57





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> Indicative Selling Price \$445,000 Median Unit Price March quarter 2020: \$655,000



# Property Type: Apartment

**Agent Comments** 

# Comparable Properties

616/1 Dyer St RICHMOND 3121 (REI/VG)

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Price: \$470,000 Method: Private Sale Date: 20/05/2020

Property Type: Apartment

**Agent Comments** 



520/1 Dyer St RICHMOND 3121 (REI)

**4** 1 **4** 2

Price: \$445,000 Method: Private Sale Date: 15/06/2020 Rooms: 2

Property Type: Apartment

**Agent Comments** 

Agent Comments



512/163 Cremorne St CREMORNE 3121 (REI)

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Price: \$427,500 Method: Private Sale Date: 18/06/2020 Rooms: 2

Property Type: Apartment

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



