

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

12/81 Edinburgh Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

22/03/2021

to

21/03/2022

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	1/26 Gardner St RICHMOND 3121	\$325,000	06/12/2021
2	2/35 Rowena Pde RICHMOND 3121	\$330,000	27/11/2021
3	17/164 Lennox St RICHMOND 3121	\$337,500	18/12/2021

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:

22/03/2022 10:29

12/81 Edinburgh Street, Richmond Vic 3121

Ken Griffith

03 9421 7100

0418 548 423

ken.griffith@belleproperty.com

Indicative Selling Price

\$340,000

Median Unit Price

22/03/2021 - 21/03/2022: \$575,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



1/26 Gardner St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 06/12/2021

Property Type: Apartment



2/35 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment



17/164 Lennox St RICHMOND 3121 (RE/VG)

Agent Comments

1 1 1

Price: \$337,500

Method: Auction Sale

Date: 18/12/2021

Property Type: Unit

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