## 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

220/253 Bridge Road, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$450,000		&		\$475,000			
Median sale p	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.

Add	dress of comparable property	Price	Date of sale
1	105/47 Murphy St RICHMOND 3121	\$455,000	20/06/2024
2	202/12 Coppin St RICHMOND 3121	\$475,000	07/06/2024
3	1/271-273 Lennox St RICHMOND 3121	\$480,000	19/03/2024

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:

08/08/2024 16:54









**Property Type:** Apartment/Unit Agent Comments

Indicative Selling Price \$450,000 - \$475,000 Median Unit Price June quarter 2024: \$637,500

# **Comparable Properties**



105/47 Murphy St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$455,000 Method: Private Sale Date: 20/06/2024 Property Type: Apartment

202/12 Coppin St RICHMOND 3121 (REI/VG) Agent C

Agent Comments



Price: \$475,000 Method: Private Sale Date: 07/06/2024 Property Type: Apartment

1/271-273 Lennox St RICHMOND 3121 (REI)



Agent Comments



Price: \$480,000 Method: Sold Before Auction Date: 19/03/2024 Property Type: Apartment

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



propertydata

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