

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

6/1 ELLIS STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

105/183 BRIDGE ROAD RICHMOND VIC 3121	\$600,000	25-Aug-23
201/32 BOSISTO STREET RICHMOND VIC 3121	\$552,500	30-Aug-23
205/1 DYER STREET RICHMOND VIC 3121	\$595,000	16-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 November 2023



**105/183 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

\$600,000

Sold Date

25-Aug-23

 2

 1

 1

Distance

0.25km



**201/32 BOSISTO STREET
RICHMOND VIC 3121**

Sold Price

\$552,500

Sold Date

30-Aug-23

 2

 1

 1

Distance

0.27km



**205/1 DYER STREET RICHMOND
VIC 3121**

Sold Price

\$595,000

Sold Date

16-Oct-23

 2

 1

 1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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