

## 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

212/8 Garfield Street Richmond VIC 3121

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jul 2020

to

30 Jun 2021

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

7/10 Bosisto Street Richmond VIC 3121	\$398,000	13-Feb-21
9/16 Derby Street Richmond VIC 3121	\$370,000	24-Apr-21
1/28 Burnley Street Richmond VIC 3121	\$395,000	14-Jun-21

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.~~

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Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



**7/10 Bosisto Street Richmond VIC 3121**

Sold Price

**\$398,000**

Sold Date

**13-Feb-21**

1

1

1

Distance

**0.63km**



**9/16 Derby Street Richmond VIC 3121**

Sold Price

**\$370,000**

Sold Date

**24-Apr-21**

1

1

1

Distance

**1.01km**



**1/28 Burnley Street Richmond VIC 3121**

Sold Price

<sup>RS</sup> **\$395,000**

Sold Date

**14-Jun-21**

1

1

1

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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