

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

203/59 Stawell 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Dec 2019

to

30 Nov 2020

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

314/205 Burnley Street Richmond VIC 3121	\$700,000	19-Oct-20
111/20 Burnley Street Richmond VIC 3121	\$675,500	02-Aug-20
56/73 River Street Richmond VIC 3121	\$675,000	01-Aug-20

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: 15 December 2020



314/205 Burnley Street Richmond VIC 3121

Sold Price

\$700,000

Sold Date

19-Oct-20

 2

 2

 1

Distance

0.23km



111/20 Burnley Street Richmond VIC 3121

Sold Price

\$675,500

Sold Date

02-Aug-20

 2

 2

 1

Distance

1.05km



56/73 River Street Richmond VIC 3121

Sold Price

\$675,000

Sold Date

01-Aug-20

 2

 2

 2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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