

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

41/69 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$610,750 Property Type Unit Suburb Richmond

Period - From 01/04/2020 to 31/03/2021 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	720/1 Dyer St RICHMOND 3121	\$480,000	22/03/2021
2	312/18 Tanner St RICHMOND 3121	\$510,500	22/01/2021
3	1/1 Palmer St RICHMOND 3121	\$520,000	16/01/2021

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:

15/07/2021 12:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending March 2021: \$610,750

Comparable Properties



720/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 22/03/2021

Rooms: 3

Property Type: Apartment



312/18 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$510,500

Method: Sold Before Auction

Date: 22/01/2021

Property Type: Apartment



1/1 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 16/01/2021

Property Type: Apartment