Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/61 Stawell Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$690,000	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/04/2022	to	30/06/2022		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

1	121/253 Bridge Rd RICHMOND 3121	\$630,000	03/05/2022
2	106/71 Canterbury St RICHMOND 3121	\$611,000	26/03/2022
3	102/11 Leslie St RICHMOND 3121	\$600,000	06/06/2022

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:	02/09/2022 16:32

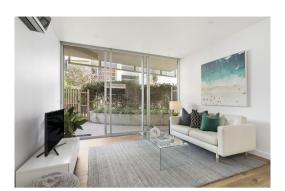


Date of sale



Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

> Indicative Selling Price \$600,000 - \$650,000 Median Unit Price June quarter 2022: \$690,000





Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



121/253 Bridge Rd RICHMOND 3121 (REI/VG)

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Price: \$630,000 Method: Private Sale Date: 03/05/2022

Property Type: Apartment

Agent Comments



106/71 Canterbury St RICHMOND 3121 (REI/VG)

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Price: \$611,000 Method: Private Sale Date: 26/03/2022 Property Type: Unit **Agent Comments**



102/11 Leslie St RICHMOND 3121 (REI/VG)

1 2 **1** 2 **1** 3

Price: \$600,000 Method: Private Sale Date: 06/06/2022

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



