

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

609/8 Howard Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$690,000

Property Type

Unit

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	Price	Date of sale
1	103/1 Palmer St RICHMOND 3121	\$575,000	17/05/2022
2	103/9 Griffiths St RICHMOND 3121	\$530,000	02/03/2022
3	504/1 Kennedy Av RICHMOND 3121	\$520,000	15/06/2022

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:

11/08/2022 12:34



1
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 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000

Median Unit Price

June quarter 2022: \$690,000

Comparable Properties

103/1 Palmer St RICHMOND 3121 (VG)

Agent Comments

1
 -
 -

Price: \$575,000

Method: Sale

Date: 17/05/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



103/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$530,000

Method: Private Sale

Date: 02/03/2022

Property Type: Apartment



504/1 Kennedy Av RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$520,000

Method: Private Sale

Date: 15/06/2022

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951