

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

16/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between \$640,000 & \$704,000

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	216/45 York St RICHMOND 3121	\$695,000	26/02/2022
2	304/18 Hull St RICHMOND 3121	\$685,000	22/04/2022
3	607/36 Regent St RICHMOND 3121	\$665,000	25/03/2022

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:

04/08/2022 17:01



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



216/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 26/02/2022

Property Type: Apartment



304/18 Hull St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$685,000

Method: Private Sale

Date: 22/04/2022

Property Type: Unit

607/36 Regent St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 25/03/2022

Property Type: Apartment