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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$640,000		&		\$704,000			
Median sale pi	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress 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



BigginScott^{*}





Property Type: Apartment Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$640,000 - \$704,000 Median Unit Price June quarter 2022: \$690,000

Comparable Properties



Price: \$695,000

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

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

Method: Private Sale Date: 26/02/2022 Property Type: Apartment Agent Comments



Price: \$685,000 **Method:** Private Sale **Date:** 22/04/2022

Property Type: Unit

2

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

Agent Comments

Agent Comments



Property Type: Apartment

Price: \$665,000 Method: Private Sale Date: 25/03/2022

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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