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

108/36 Regent Street, Richmond Vic 3121

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$400,000 | | & | | \$420,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$597,500 | Pro | operty Type | Unit | | | Suburb | Richmond |
| Period - From | 01/07/2023 | to | 30/09/2023 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 108/136 Burnley St RICHMOND 3121 | \$390,000 | 10/07/2023 |
| 2 | A309/8 Grosvenor St ABBOTSFORD 3067 | \$390,000 | 23/08/2023 |
| 3 | 104/11 Flockhart St ABBOTSFORD 3067 | \$380,000 | 15/09/2023 |

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:

09/11/2023 14:01









Rooms: 3 Property Type: Strata Unit/Flat Agent Comments Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price September quarter 2023: \$597,500

Comparable Properties



108/136 Burnley St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$390,000 Method: Private Sale Date: 10/07/2023 Property Type: Unit



A309/8 Grosvenor St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$390,000 Method: Private Sale Date: 23/08/2023 Property Type: Apartment



104/11 Flockhart St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$380,000 Method: Private Sale Date: 15/09/2023 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899





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