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

7/65 Stawell Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$670,000

Median sale price

Median price	\$675,000	Property Type Unit		:	Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021	Sourc	e 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	2/9 Somerset St RICHMOND 3121	\$670,000	04/06/2021
2	124/253 Bridge Rd RICHMOND 3121	\$675,000	19/03/2021
3	138/73 River St RICHMOND 3121	\$675,000	18/03/2021

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:

02/07/2021 09:05



RT Edgar





Property Type: Apartment Agent Comments study nook, secure parking, storage cage

Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$670,000 **Median Unit Price** March quarter 2021: \$675,000

Comparable Properties



2/9 Somerset St RICHMOND 3121 (REI)



Price: \$670,000 Method: Sold Before Auction Date: 04/06/2021 Property Type: Apartment

124/253 Bridge Rd RICHMOND 3121 (REI/VG) Agent Comments

Agent Comments



Price: \$675,000 Method: Private Sale Date: 19/03/2021

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138/73 River St RICHMOND 3121 (VG)

2 2

Agent Comments

Price: \$675,000 Method: Sale Date: 18/03/2021 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.