

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

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

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	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



Property Type: Apartment

Agent Comments

study nook, secure parking, storage cage

Comparable Properties



2/9 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 04/06/2021

Property Type: Apartment



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

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 19/03/2021

Property Type: Apartment



138/73 River St RICHMOND 3121 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 18/03/2021

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