

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

501/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$735,000

&

\$775,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2020

to 31/03/2020

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	306/1 Dyer St RICHMOND 3121	\$850,000	15/02/2020
2	406/9 Griffiths St RICHMOND 3121	\$805,000	23/02/2020
3	208/9 Griffiths St RICHMOND 3121	\$770,000	27/04/2020

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:

05/06/2020 16:36



Property Type: Apartment

Land Size: 84 sqm approx

Agent Comments

Comparable Properties



306/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$850,000

Method: Sale by Tender

Date: 15/02/2020

Rooms: 3

Property Type: Apartment



406/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 23/02/2020

Rooms: 5

Property Type: Apartment



208/9 Griffiths St RICHMOND 3121 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 27/04/2020

Rooms: 3

Property Type: Apartment