

## 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

12/30 Tanner Street Richmond VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

104/339 Burnley Street Richmond VIC 3121	\$595,000	23-Dec-20
208/18 Tanner Street Richmond VIC 3121	\$675,500	11-Dec-20
504/2 Barnet Way Richmond VIC 3121	\$635,000	31-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 17 February 2021



**104/339 Burnley Street Richmond VIC 3121**

Sold Price

**\$595,000**

Sold Date

**23-Dec-20**

2

2

1

Distance

**1.39km**



**208/18 Tanner Street Richmond VIC 3121**

Sold Price

**\$675,500**

Sold Date

**11-Dec-20**

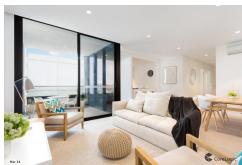
2

1

1

Distance

**0.13km**



**504/2 Barnet Way Richmond VIC 3121**

Sold Price

**\$635,000**

Sold Date

**31-Oct-20**

2

1

1

Distance

**1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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