Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$890,000	&	\$920,000
Range between	\$890,000	&	\$920,000

Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/10/2020	to	30/09/2021	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/400 Church St RICHMOND 3121	\$940,000	04/11/2021
2	8/59 Westbank Tce RICHMOND 3121	\$925,000	13/11/2021
3	11 Little Buckingham St RICHMOND 3121	\$895,000	03/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/12/2021 09:28





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> **Indicative Selling Price** \$890,000 - \$920,000 **Median Unit Price**

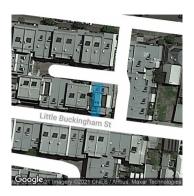
Year ending September 2021: \$670,000



Property Type: Townhouse

(Conjoined)

Agent Comments



Comparable Properties



2/400 Church St RICHMOND 3121 (REI)







Price: \$940,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Apartment

Agent Comments



8/59 Westbank Tce RICHMOND 3121 (REI)





Price: \$925,000 Method: Auction Sale Date: 13/11/2021

Property Type: Townhouse (Res)

Agent Comments

11 Little Buckingham St RICHMOND 3121

(REI)

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Price: \$895,000 Method: Private Sale Date: 03/11/2021

Property Type: Townhouse (Res)

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



