

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

10/22 Buckingham Street, Richmond Vic 3121

Indicative selling price

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

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

Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	2/400 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 comparable properties 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

10/22 Buckingham Street, Richmond Vic 3121

Melbourne
Real
Estate

Michael Fava

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Indicative Selling Price

\$890,000 - \$920,000

Median Unit Price

Year ending September 2021: \$670,000



 2  2  1

Property Type: Townhouse
(Conjoined)

Agent Comments

Comparable Properties



2/400 Church St RICHMOND 3121 (REI)

Agent Comments

 2  1  1

Price: \$940,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Apartment



8/59 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

 2  1  1

Price: \$925,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Townhouse (Res)

11 Little Buckingham St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$895,000

Method: Private Sale

Date: 03/11/2021

Property Type: Townhouse (Res)

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



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