

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	501/486 Victoria Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$620,000	Hou	Ise	Unit	Х	Suburb	Richmond
Period - From	01/07/2018	to	30/09/2018		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	803/183-189 Bridge Rd RICHMOND 3121	\$815,000	05/10/2018
2	306/71 Canterbury St RICHMOND 3121	\$620,000	27/10/2018
3	3/2-4 Bendigo St RICHMOND 3121	\$560,000	27/10/2018

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.





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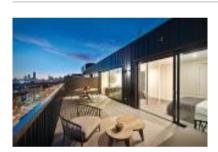


Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 **Median Unit Price** September quarter 2018: \$620,000

Comparable Properties



803/183-189 Bridge Rd RICHMOND 3121 (REI) Agent Comments



Price: \$815,000 Method: Private Sale Date: 05/10/2018

Rooms: -

Property Type: Apartment



306/71 Canterbury St RICHMOND 3121 (REI)







Price: \$620,000 Method: Auction Sale Date: 27/10/2018 Rooms: -

Property Type: Apartment

Agent Comments



3/2-4 Bendigo St RICHMOND 3121 (REI)





Price: \$560.000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





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