

## 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 501/486 Victoria 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)

Single price \$550,000

#### Median sale price

Median price \$620,000 House Unit X 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**

2 2 1

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**306/71 Canterbury St RICHMOND 3121 (REI)** **Agent Comments**

2 1 1

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



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

2 1 1

**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** Apartment