### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	302/18 Hull Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$675,000	&	\$715,000
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#### Median sale price

Median price	\$675,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021	Sc	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	162/73 River St RICHMOND 3121	\$700,000	29/01/2021
2	505/71 Abinger St RICHMOND 3121	\$695,000	15/02/2021
3	303/2 Mcgoun St RICHMOND 3121	\$675,000	17/04/2021

#### 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:	28/04/2021 09:26





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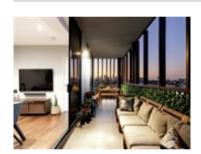
> **Indicative Selling Price** \$675,000 - \$715,000 **Median Unit Price** March quarter 2021: \$675,000



Rooms: 3

Property Type: Apartment **Agent Comments** 

# Comparable Properties



162/73 River St RICHMOND 3121 (REI/VG)





Price: \$700,000

Method: Sold Before Auction

Date: 29/01/2021 Property Type: Unit **Agent Comments** 



505/71 Abinger St RICHMOND 3121 (REI/VG)





Price: \$695,000

Method: Sold Before Auction

Date: 15/02/2021

Property Type: Apartment

Agent Comments



303/2 Mcgoun St RICHMOND 3121 (REI)





Price: \$675,000 Method: Auction Sale Date: 17/04/2021

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



