

# 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

302/18 Hull 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)

Range between \$675,000

&

\$715,000

### Median sale price

Median price \$675,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2021

to 31/03/2021

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	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 comparable properties 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

302/18 Hull Street, Richmond Vic 3121

Luke Penny

0394217100

0439 772 789

luke.penny@belleproperty.com

**Indicative Selling Price**

\$675,000 - \$715,000

**Median Unit Price**

March quarter 2021: \$675,000



2 2 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 2 1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 29/01/2021

**Property Type:** Unit



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

Agent Comments

2 2 1

**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 15/02/2021

**Property Type:** Apartment



**303/2 MCGOUN St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment

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