

## 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

210/45 York 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

202/45 York Street Richmond VIC 3121	\$443,000	15-May-20
305/45 York Street Richmond VIC 3121	\$433,000	28-Sep-20
133/8 Garfield Street Richmond VIC 3121	\$385,000	07-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 30 November 2020

**202/45 York Street Richmond VIC 3121** Sold Price **\$443,000** Sold Date **15-May-20**



1



1



1

Distance

-



**305/45 York Street Richmond VIC 3121** Sold Price **\$433,000** Sold Date **28-Sep-20**



1



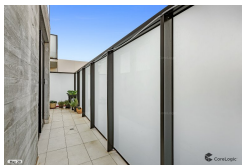
1



1

Distance

-



**133/8 Garfield Street Richmond VIC 3121** Sold Price **\$385,000** Sold Date **07-Jul-20**



1



1



1

Distance

0.08km

**RS** = Recent sale

**UN** = Undisclosed Sale

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