

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

11/241 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$300,000

&

\$320,000

Median sale price

Median price

\$610,750

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2020

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 | 405/120 Palmer St RICHMOND 3121 | \$315,000 | 14/11/2020 |
| 2 | 2/12 Dickens St RICHMOND 3121 | \$310,000 | 15/01/2021 |
| 3 | 12/65 Richmond Tce RICHMOND 3121 | \$310,000 | 10/12/2020 |

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:

22/04/2021 12:09

11/241 Stawell Street, Richmond Vic 3121

Peter Perrignon

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Indicative Selling Price

\$300,000 - \$320,000

Median Unit Price

Year ending March 2021: \$610,750



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



405/120 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 -

Price: \$315,000

Method: Private Sale

Date: 14/11/2020

Property Type: Apartment

2/12 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 15/01/2021

Rooms: 2

Property Type: Apartment



12/65 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 10/12/2020

Property Type: Apartment

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