# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/389 Punt Road, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting				
Single price	e \$599,000									
Median sale price										
Median price	\$653,000	Pro	operty Type	Unit	1		Suburb	Richmond		
Period - From	01/10/2023	to	31/12/2023		So	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.

Ade	dress of comparable property	Price	Date of sale
1	5/141 Hoddle St RICHMOND 3121	\$599,000	22/11/2023
2	11/767 Punt Rd SOUTH YARRA 3141	\$595,000	02/11/2023
3	710/162 Albert St EAST MELBOURNE 3002	\$585,000	21/08/2023

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:

10/02/2024 11:19









**Property Type:** Agent Comments Indicative Selling Price \$599,000 Median Unit Price December quarter 2023: \$653,000

# **Comparable Properties**



5/141 Hoddle St RICHMOND 3121 (REI/VG)



Price: \$599,000 Method: Private Sale Date: 22/11/2023 Property Type: Apartment



11/767 Punt Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$595,000 Method: Private Sale Date: 02/11/2023 Property Type: Apartment



710/162 Albert St EAST MELBOURNE 3002 A
(VG)



Agent Comments

Agent Comments

Price: \$585,000 Method: Sale Date: 21/08/2023 Property Type: Strata Unit/Flat

## Account - Belle Property Richmond | P: 03 9967 8899



propertydata

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