

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

1/389 Punt Road, Richmond Vic 3121

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	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) Agent Comments



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 (VG) Agent Comments



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

Account - Belle Property Richmond | P: 03 9967 8899