

# 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

4/65 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)

Range between \$460,000 & \$500,000

### 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	7/47 Davison St RICHMOND 3121	\$465,000	14/11/2023
2	205/162 Albert St EAST MELBOURNE 3002	\$480,000	09/10/2023
3	9/1 Turner St ABBOTSFORD 3067	\$499,000	15/12/2023

**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:

21/02/2024 12:55

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**Indicative Selling Price**  
\$460,000 - \$500,000  
**Median Unit Price**  
December quarter 2023: \$653,000



2 1 1

**Rooms:** 3  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



7/47 Davison St RICHMOND 3121 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Apartment



205/162 Albert St EAST MELBOURNE 3002 (REI)

**Agent Comments**

2 1 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** Apartment



9/1 Turner St ABBOTSFORD 3067 (REI)

**Agent Comments**

2 1 1

**Price:** \$499,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899