

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

206/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2022

to

31/12/2022

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	402/1 Dyer St RICHMOND 3121	\$685,000	06/02/2023
2	813V/162 Albert St EAST MELBOURNE 3002	\$690,000	22/02/2023
3	703/183 Bridge Rd RICHMOND 3121	\$690,000	23/12/2022

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:

06/03/2023 10:29

206/9 Griffiths Street, Richmond Vic 3121



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$719,000

Median Unit Price

Year ending December 2022: \$636,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



402/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$685,000

Method: Private Sale

Date: 06/02/2023

Property Type: Unit



813V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 22/02/2023

Property Type: Apartment



703/183 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 23/12/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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