



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$779,000

Median Unit Price

March quarter 2017: \$582,500

Comparable Properties



5/10 Elaine Ct RICHMOND 3121 (REI/VG)

Agent Comments

2 2 2

Price: \$807,000

Method: Auction Sale

Date: 26/11/2016

Rooms: -

Property Type: Apartment



803/251-253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$792,000

Method: Private Sale

Date: 09/03/2017

Rooms: 4

Property Type: Apartment



405/1 Kennedy Av RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$762,000

Method: Sold Before Auction

Date: 14/02/2017

Rooms: -

Property Type: Apartment

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

903/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Single price

\$779,000

Median sale price

Median price

\$582,500

Unit

X

Suburb

Richmond

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/10 Elaine Ct RICHMOND 3121	\$807,000	26/11/2016
803/251-253 Bridge Rd RICHMOND 3121	\$792,000	09/03/2017
405/1 Kennedy Av RICHMOND 3121	\$762,000	14/02/2017