

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

206/36 Regent Street, Richmond Vic 3121

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$557,750

Property Type Unit

Suburb Richmond

Period - From 14/07/2020

to 13/07/2021

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	505/20 Burnley St RICHMOND 3121	\$575,000	22/06/2021
2	107/205 Burnley St RICHMOND 3121	\$600,000	05/05/2021
3	302/20 Burnley St RICHMOND 3121	\$556,500	29/01/2021

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:

14/07/2021 15:55

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Indicative Selling Price
\$575,000

Median Unit Price
14/07/2020 - 13/07/2021: \$557,750



2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



505/20 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$575,000
Method: Sold Before Auction
Date: 22/06/2021
Property Type: Apartment



107/205 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment



302/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$556,500
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment
Land Size: 77 sqm approx