

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

204/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Richmond

Period - From 01/10/2022 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	B516/8 Grosvenor St ABBOTSFORD 3067	\$590,000	18/01/2023
2	85/73 River St RICHMOND 3121	\$600,000	09/11/2022
3	407/10 Burnley St RICHMOND 3121	\$617,500	28/10/2022

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:

19/01/2023 11:23

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2022: \$570,000



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



B516/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 18/01/2023

Property Type: Apartment



85/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 09/11/2022

Property Type: Apartment



407/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$617,500

Method: Private Sale

Date: 28/10/2022

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180