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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$570,000		&		\$620,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress 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.

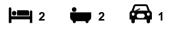
This Statement of Information was prepared on:

19/01/2023 11:23







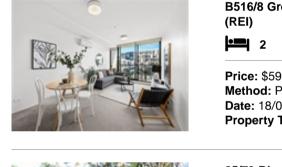


Rooms: 3 Property Type: Apartment Agent Comments

Peter Perrignon 03 9421 7100 0418 566 846 peter.perrignon@belleproperty.com

> **Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price** December quarter 2022: \$570,000

Comparable Properties



B516/8 Grosvenor St ABBOTSFORD 3067



Price: \$590,000 Method: Private Sale Date: 18/01/2023 Property Type: Apartment

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

Agent Comments

Agent Comments



Price: \$600,000 Method: Private Sale Date: 09/11/2022 Property Type: Apartment

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



Agent Comments

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





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