

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

1/201 Punt Road, Richmond Vic 3121

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Richmond

Period - From 01/01/2020 to 31/12/2020 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.

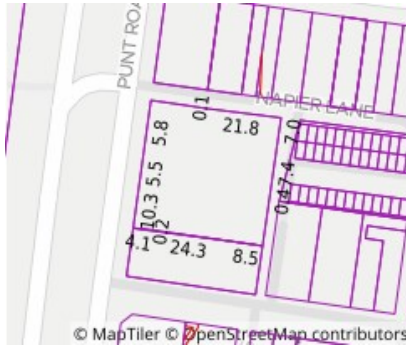
	Address of comparable property	Price	Date of sale
1	112/8 Garfield St RICHMOND 3121	\$360,000	25/11/2020
2	2/63-65 Richmond Tce RICHMOND 3121	\$350,000	21/12/2020
3	3/13-15 Lambert St RICHMOND 3121	\$346,000	17/11/2020

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:

27/01/2021 16:35



Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
Year ending December 2020: \$615,000

Comparable Properties

112/8 Garfield St RICHMOND 3121 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 25/11/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/63-65 Richmond Tce RICHMOND 3121 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/12/2020
Property Type: Apartment



3/13-15 Lambert St RICHMOND 3121 (REI)

Agent Comments



Price: \$346,000
Method: Private Sale
Date: 17/11/2020
Property Type: Apartment