Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 501/18 Tanner Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale price								
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2019	to	31/12/2019		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.

Ado	dress of comparable property	Price	Date of sale
1	27/17-21 Tivoli PI SOUTH YARRA 3141	\$518,000	17/10/2019
2	203/2 Mcgoun St RICHMOND 3121	\$500,000	30/11/2019
3	6/45 York St RICHMOND 3121	\$481,000	14/12/2019

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:

01/04/2020 16:15









Property Type: Unit Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2019: \$670,000

Comparable Properties



27/17-21 Tivoli PI SOUTH YARRA 3141 (REI/VG)



Price: \$518,000 Method: Private Sale Date: 17/10/2019 Rooms: 2 Property Type: Apartment Land Size: 54 sqm approx

Property Type: Apartment

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Price: \$500,000 Method: Private Sale Date: 30/11/2019 Rooms: 3 Agent Comments

203/2 Mcgoun St RICHMOND 3121 (REI/VG)

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Agent Comments



Price: \$481,000 Method: Auction Sale Date: 14/12/2019 Property Type: Studio Apartment

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6/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.