

# 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

501/18 Tanner Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2019 to 31/12/2019 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	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



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**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)**

**Agent Comments**

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



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

**Agent Comments**

1   1   1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 30/11/2019  
**Rooms:** 3  
**Property Type:** Apartment



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

**Agent Comments**

1   1   1

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