

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

10/4 Mcgrath Court, Richmond Vic 3121

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$608,500

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2018

to

30/09/2019

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	5/263 Lennox St RICHMOND 3121	\$425,000	24/08/2019
2	4/20 Park Av RICHMOND 3121	\$408,500	12/10/2019
3	1/20 Adam St BURNLEY 3121	\$380,000	19/10/2019

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:

10/01/2020 11:38



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

Year ending September 2019: \$608,500

Comparable Properties



5/263 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$425,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 2

Property Type: Apartment



4/20 Park Av RICHMOND 3121 (REI)

Agent Comments



Price: \$408,500

Method: Auction Sale

Date: 12/10/2019

Rooms: 2

Property Type: Apartment



1/20 Adam St BURNLEY 3121 (REI)

Agent Comments



Price: \$380,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment