

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

108/71 ABINGER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

107/360 BURNLEY STREET RICHMOND VIC 3121	\$350,000	11-Sep-23
306/8-30 BURNLEY STREET RICHMOND VIC 3121	\$359,000	14-Sep-23
225/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$365,000	06-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 29 February 2024



**107/360 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$350,000** Sold Date **11-Sep-23**

Distance **0.6km**



**306/8-30 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$359,000** Sold Date **14-Sep-23**

Distance **1.06km**



**225/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 1

Sold Price ^{RS} **\$365,000** Sold Date **06-Feb-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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