Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Proper	ty offered	l for sal	e
--------	------------	-----------	---

Addro Including suburb a postco	and 303/171 Buc	303/171 Buckingham St 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 p	rice	or rar	nge between	\$635,000		&	\$655,000
Median sale price							
Median price \$ 64	17,500	Property ty	ype 2 BED F Apartme		Suburb		
Period - From Sep	2024 to	Sep 2025	Source	www.realest	ate.com.	<u>au</u>	

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
1 404/71 Abinger St Richmond	\$ 635,000	21 Sep 2025
2 101/5 Kennedy Avenue Richmond	\$ 700,000	17 SEP 2025
3 405/1 Studio Walk Richmond	\$ 690,000	30 AUG 2025

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:	9 th OCT 2025

