

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

305/71 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

or range
between

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2022

to

28 Feb 2023

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

70/73 RIVER STREET RICHMOND VIC 3121	\$605,000	18-Oct-22
407/10 BURNLEY STREET RICHMOND VIC 3121	\$617,500	28-Oct-22
410/20 BURNLEY STREET RICHMOND VIC 3121	\$625,000	18-Oct-22

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: 06 March 2023



70/73 RIVER STREET RICHMOND VIC 3121

2 2 1

Sold Price

\$605,000

Sold Date

18-Oct-22

Distance

0.87km



407/10 BURNLEY STREET RICHMOND VIC 3121

2 2 1

Sold Price

\$617,500

Sold Date

28-Oct-22

Distance

0.95km



410/20 BURNLEY STREET RICHMOND VIC 3121

2 2 1

Sold Price

\$625,000

Sold Date

18-Oct-22

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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