

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

3/361 Church Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$409,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

Richmond

Period - From

27/01/2020

to

26/01/2021

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	4/82 Buckingham St RICHMOND 3121	\$420,000	19/10/2020
2	10G/6 Acacia Pl ABBOTSFORD 3067	\$415,000	20/11/2020
3	113/20 Burnley St RICHMOND 3121	\$415,000	27/10/2020

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:

27/01/2021 10:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$409,000

Median Unit Price

27/01/2020 - 26/01/2021: \$592,500

Comparable Properties



4/82 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 19/10/2020

Property Type: Apartment



10G/6 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$415,000

Method: Private Sale

Date: 20/11/2020

Property Type: Apartment



113/20 Burnley St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$415,000

Method: Private Sale

Date: 27/10/2020

Property Type: Apartment