

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

226/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$570,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2020

to

30/09/2020

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	203/38-40 Yarra St ABBOTSFORD 3067	\$590,000	11/11/2020
2	101/120 Gipps St ABBOTSFORD 3067	\$623,000	16/10/2020
3	621A/609 Victoria St ABBOTSFORD 3067	\$585,000	20/06/2020

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:

27/11/2020 10:18



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

September quarter 2020: \$570,500

Comparable Properties



203/38-40 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 11/11/2020

Property Type: Apartment



101/120 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  1

Price: \$623,000

Method: Sold Before Auction

Date: 16/10/2020

Property Type: Apartment



621A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 20/06/2020

Property Type: Apartment