Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
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Indicative selling price

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

Median sale price

Median price	\$615,000	Pro	perty Type Un	it		Suburb	Richmond
Period - From	01/01/2020	to	31/12/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	314/205 Burnley St RICHMOND 3121	\$700,000	19/10/2020
2	407/1 Dyer St RICHMOND 3121	\$665,000	17/01/2021
3	108/205 Burnley St RICHMOND 3121	\$638,000	20/10/2020

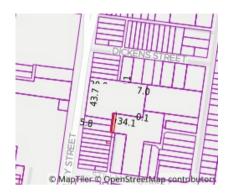
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2021 13:42













Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$650,000 - \$670,000 **Median Unit Price** Year ending December 2020: \$615,000

Comparable Properties



314/205 Burnley St RICHMOND 3121 (VG)





Price: \$700,000 Method: Sale Date: 19/10/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



407/1 Dyer St RICHMOND 3121 (REI/VG)







Price: \$665,000

Method: Sold Before Auction

Date: 17/01/2021

Property Type: Apartment

Agent Comments

108/205 Burnley St RICHMOND 3121 (VG)

- 2







Price: \$638,000 Method: Sale Date: 20/10/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



