

# 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 404/312 Swan Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$415,000

### Median sale price

Median price \$662,750 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 31/12/2020 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	113/20 Burnley St RICHMOND 3121	\$415,000	27/10/2020
2	213/71 Abinger St RICHMOND 3121	\$410,000	07/12/2020
3	1820/8 Daly St SOUTH YARRA 3141	\$400,000	21/12/2020

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: 12/04/2021 11:22



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$395,000 - \$415,000

**Median Unit Price**

December quarter 2020: \$662,750

## Comparable Properties



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

Agent Comments

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**Price:** \$415,000

**Method:** Private Sale

**Date:** 27/10/2020

**Property Type:** Apartment



213/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$410,000

**Method:** Private Sale

**Date:** 07/12/2020

**Property Type:** Apartment



1820/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments

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**Price:** \$400,000

**Method:** Sale

**Date:** 21/12/2020

**Property Type:** Strata Unit/Flat