

# 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)

Single price

\$395,000

### Median sale price

Median price

\$610,750

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2020

to

31/03/2021

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	205/1 Railway Pl CREMORNE 3121	\$410,000	23/03/2021
2	305/38 Elizabeth St RICHMOND 3121	\$403,000	09/03/2021
3	310B/609 Victoria St ABBOTSFORD 3067	\$390,000	21/03/2021

**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:

09/05/2021 08:08



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

Year ending March 2021: \$610,750

## Comparable Properties



205/1 Railway PI CREMORNE 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 23/03/2021

Property Type: Apartment



305/38 Elizabeth St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$403,000

Method: Private Sale

Date: 09/03/2021

Property Type: Apartment



310B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 21/03/2021

Property Type: Apartment