

# 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

15/81 Edinburgh 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

\$335,000

### 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	2/52 Baker St RICHMOND 3121	\$335,000	06/02/2021
2	3/70 Lyndhurst St RICHMOND 3121	\$330,000	24/04/2021
3	14/44 Lord St RICHMOND 3121	\$320,000	31/03/2021

**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:

12/05/2021 15:24



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$335,000

**Median Unit Price**

Year ending March 2021: \$610,750

## Comparable Properties



**2/52 Baker St RICHMOND 3121 (VG)**

**Agent Comments**

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**Price:** \$335,000

**Method:** Sale

**Date:** 06/02/2021

**Property Type:** Strata Unit/Flat



**3/70 Lyndhurst St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$330,000

**Method:** Private Sale

**Date:** 24/04/2021

**Property Type:** Apartment



**14/44 Lord St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$320,000

**Method:** Private Sale

**Date:** 31/03/2021

**Property Type:** Apartment