

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

Range between

\$300,000

 &

\$330,000

Median sale price

Median price

\$666,250

 Property Type

Unit

 Suburb

Richmond

Period - From

01/07/2020

 to

30/06/2021

 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	3/58 Chestnut St CREMORNE 3121	\$329,999	09/06/2021
2	7/34 Adam St BURNLEY 3121	\$300,000	22/07/2021
3	10/75 Edinburgh St RICHMOND 3121	\$299,000	01/07/2021

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:

25/09/2021 09:56



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending June 2021: \$666,250

Comparable Properties



3/58 Chestnut St CREMORNE 3121 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$329,999

Method: Sale

Date: 09/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



7/34 Adam St BURNLEY 3121 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$300,000

Method: Private Sale

Date: 22/07/2021

Property Type: Apartment



10/75 Edinburgh St RICHMOND 3121 (REI/VG)

Agent Comments

1 bed 1 bath 0 car

Price: \$299,000

Method: Private Sale

Date: 01/07/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177