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	

Indicative selling price

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

Range between \$300,0	00 &	\$330,000	
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Median sale price

Median price	\$666,250	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/07/2020	to	30/06/2021	Sc	ource	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	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 comparableproperties 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













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

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)



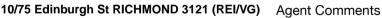




Price: \$300,000 Method: Private Sale Date: 22/07/2021

Property Type: Apartment

Agent Comments







Price: \$299.000 Method: Private Sale Date: 01/07/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



