

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

4/22 Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$750,000 & \$775,000

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	5/35 Davison St RICHMOND 3121	\$800,000	07/04/2021
2	6/88 Trenerry Cr ABBOTSFORD 3067	\$740,999	16/03/2021
3	2/14 Burnley St RICHMOND 3121	\$755,000	05/02/2021

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:

08/07/2021 11:09



2
 2
 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$775,000

Median Unit Price

Year ending March 2021: \$610,750

Comparable Properties



5/35 Davison St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$800,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: Townhouse (Res)



6/88 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$740,999

Method: Sold Before Auction

Date: 16/03/2021

Property Type: Townhouse (Res)



2/14 Burnley St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$755,000

Method: Private Sale

Date: 05/02/2021

Property Type: Townhouse (Single)