

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

32/8 Hull Street, Richmond Vic 3121

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$571,000 Property Type Unit Suburb Richmond

Period - From 24/03/2020 to 23/03/2021 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	720/1 Dyer St RICHMOND 3121	\$480,000	22/03/2021
2	518/253 Bridge Rd RICHMOND 3121	\$450,000	13/03/2021
3	419/1 Dyer St RICHMOND 3121	\$445,000	31/12/2020

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:

24/03/2021 15:04



🛏 1 🚿 1 🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

24/03/2020 - 23/03/2021: \$571,000

Comparable Properties



720/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$480,000

Method: Private Sale

Date: 22/03/2021

Rooms: 3

Property Type: Apartment



518/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$450,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



419/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$445,000

Method: Private Sale

Date: 31/12/2020

Property Type: Apartment