

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

Single price

\$437,500

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	518/253 Bridge Rd RICHMOND 3121	\$450,000	13/03/2021
2	419/1 Dyer St RICHMOND 3121	\$445,000	31/12/2020
3	501/10 Trenerry Cr ABBOTSFORD 3067	\$441,000	27/01/2021

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:

30/04/2021 10:09



1
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$437,500

Median Unit Price

Year ending March 2021: \$610,750

Comparable Properties



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



501/10 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

1
 1
 1

Price: \$441,000

Method: Private Sale

Date: 27/01/2021

Rooms: 3

Property Type: Apartment