

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

4/262 Victoria Street, Richmond Vic 3121
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Indicative selling price

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

Range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$631,000

 Property Type

Unit

 Suburb

Richmond

Period - From

04/06/2020

 to

03/06/2021

 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	6/5-7 Leslie St RICHMOND 3121	\$565,000	22/05/2021
2	9/18 Nicholson St ABBOTSFORD 3067	\$535,000	19/05/2021
3	102/8-10 New St RICHMOND 3121	\$550,000	12/05/2021

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:

04/06/2021 10:29



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

04/06/2020 - 03/06/2021: \$631,000

Comparable Properties



6/5-7 Leslie St RICHMOND 3121 (REI)

Agent Comments



Price: \$565,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Apartment



9/18 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: Apartment



102/8-10 New St RICHMOND 3121 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/05/2021

Property Type: Apartment