

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 506/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Richmond

Period - From 13/05/2020 to 12/05/2021 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	202/3 Kennedy Av RICHMOND 3121	\$795,000	07/04/2021
2	56/69 Palmer St RICHMOND 3121	\$775,000	19/03/2021
3	8/343 Church St RICHMOND 3121	\$770,000	24/03/2021

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: 13/05/2021 12:32



506/120 Palmer Street, Richmond



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 13/05/2020 - 12/05/2021: \$615,000

Comparable Properties



202/3 Kennedy Av RICHMOND 3121 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 07/04/2021
Property Type: Apartment



56/69 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: Apartment



8/343 Church St RICHMOND 3121 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment