# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/77 River Street, Richmond Vic 3121

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	1 \$445,000		&		\$460,000			
Median sale pi	rice							
Median price	\$610,750	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	32/8 Hull St RICHMOND 3121	\$425,000	17/06/2021
2	609/253 Bridge Rd RICHMOND 3121	\$452,000	10/06/2021
3	95/73 River St RICHMOND 3121	\$470,000	19/02/2021

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:

06/07/2021 12:43









Property Type: Apartment Agent Comments Indicative Selling Price \$445,000 - \$460,000 Median Unit Price Year ending March 2021: \$610,750

# **Comparable Properties**



32/8 Hull St RICHMOND 3121 (REI)



Price: \$425,000 Method: Private Sale Date: 17/06/2021 Property Type: Apartment Agent Comments

Agent Comments



609/253 Bridge Rd RICHMOND 3121 (REI)

Price: \$452,000 Method: Private Sale Date: 10/06/2021 Property Type: Apartment

95/73 River St RICHMOND 3121 (VG)



Agent Comments

Price: \$470,000 Method: Sale Date: 19/02/2021 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Biggin & Scott | P: 03 9429 9177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.