

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 8/77 River Street, Richmond Vic 3121

Indicative selling price

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

Range between \$445,000 & \$460,000

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	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



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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)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 17/06/2021

Property Type: Apartment



609/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

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Price: \$452,000

Method: Private Sale

Date: 10/06/2021

Property Type: Apartment



95/73 River St RICHMOND 3121 (VG)

Agent Comments

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Price: \$470,000

Method: Sale

Date: 19/02/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit