

# 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

504/38 Elizabeth Street, Richmond Vic 3121
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$600,000
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 & 

\$635,000
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### Median sale price

Median price 

\$675,000
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 Property Type 

Unit
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 Suburb 

Richmond
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Period - From 

01/01/2021
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 to 

31/03/2021
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 Source 

REIV
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### 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	310/20 Burnley St RICHMOND 3121	\$630,000	20/05/2021
2	310/1 Turner St ABBOTSFORD 3067	\$610,000	12/05/2021
3	107/205 Burnley St RICHMOND 3121	\$600,000	05/05/2021

**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: 

14/07/2021 14:56
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2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$635,000

**Median Unit Price**

March quarter 2021: \$675,000

## Comparable Properties



310/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 20/05/2021

**Property Type:** Apartment



310/1 Turner St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

**Price:** \$610,000

**Method:** Private Sale

**Date:** 12/05/2021

**Property Type:** Apartment



107/205 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 05/05/2021

**Property Type:** Apartment