

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	205/63 Glass St RICHMOND 3121	\$913,500	20/05/2021
2	206/59 Stawell St RICHMOND 3121	\$877,500	13/05/2021
3	401/151-155 Burwood Rd HAWTHORN 3122	\$965,000	01/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



2 2 2

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
Year ending March 2021: \$608,000

Comparable Properties



205/63 Glass St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$913,500
Method: Sold Before Auction
Date: 20/05/2021
Property Type: Apartment



206/59 Stawell St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$877,500
Method: Sold Before Auction
Date: 13/05/2021
Property Type: Apartment



401/151-155 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$965,000
Method: Private Sale
Date: 01/02/2021
Property Type: Apartment