

# 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 G04/183 Bridge Road, Richmond Vic 3121

### 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 & \$650,000

### 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	G01/183 Bridge Rd RICHMOND 3121	\$580,000	10/06/2021
2	205/18 Coppin St RICHMOND 3121	\$595,000	20/05/2021
3	310/20 Burnley St RICHMOND 3121	\$630,000	20/05/2021

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: 06/07/2021 16:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
Year ending March 2021: \$610,750

## Comparable Properties



**G01/183 Bridge Rd RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 10/06/2021  
**Property Type:** Apartment



**205/18 Coppin St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 20/05/2021  
**Property Type:** Apartment



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

Agent Comments



**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 20/05/2021  
**Property Type:** Apartment