

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

Single price \$575,000

Median sale price

Median price \$666,250

Property Type Unit

Suburb Richmond

Period - From 01/07/2020

to 30/06/2021

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	516/253 Bridge Rd RICHMOND 3121	\$595,000	30/06/2021
2	G01/183 Bridge Rd RICHMOND 3121	\$580,000	10/06/2021
3	218A/253 Bridge Rd RICHMOND 3121	\$559,000	07/08/2021

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:

08/10/2021 10:50



Property Type:

Agent Comments

Comparable Properties

516/253 Bridge Rd RICHMOND 3121 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 30/06/2021

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



G01/183 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 10/06/2021

Property Type: Apartment

218A/253 Bridge Rd RICHMOND 3121 (VG)

Agent Comments



Price: \$559,000

Method: Sale

Date: 07/08/2021

Property Type: Strata Unit/Flat