

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

323/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$645,000

&

\$670,000

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	703/32 Bosisto St RICHMOND 3121	\$685,000	28/05/2021
2	804/253 Bridge Rd RICHMOND 3121	\$692,500	21/05/2021
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:

31/07/2021 08:21



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$645,000 - \$670,000

Median Unit Price

Year ending June 2021: \$666,250

Comparable Properties



703/32 Bosisto St RICHMOND 3121 (REI)

Agent Comments



Price: \$685,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Apartment



804/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$692,500

Method: Private Sale

Date: 21/05/2021

Property Type: Apartment



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

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment