Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20/214 Victoria Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	8/5-7 Leslie St RICHMOND 3121	\$674,000	18/08/2021
2	6/2 Edinburgh St RICHMOND 3121	\$656,000	14/10/2021
3	20/86 Burnley St RICHMOND 3121	\$615,000	25/08/2021

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:

17/10/2021 07:52









Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending September 2021: \$670,000

Comparable Properties



8/5-7 Leslie St RICHMOND 3121 (REI)

6/2 Edinburgh St RICHMOND 3121 (REI)





Price: \$674,000 Method: Sold Before Auction Date: 18/08/2021 Property Type: Unit

Agent Comments

Agent Comments



Price: \$656,000 Method: Auction Sale Date: 14/10/2021 Property Type: Unit

2

20/86 Burnley St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$615,000 Method: Private Sale Date: 25/08/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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