

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 6/9 Westbank Terrace, Richmond Vic 3121

Indicative selling price

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

Range between \$320,000 & \$340,000

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	6/182 Mary St RICHMOND 3121	\$350,000	27/06/2021
2	3/109 Mary St RICHMOND 3121	\$304,000	17/06/2021
3	7/34 Adam St BURNLEY 3121	\$300,000	22/07/2021

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: 12/10/2021 14:29



Property Type:
Agent Comments

Indicative Selling Price
\$320,000 - \$340,000
Median Unit Price
Year ending June 2021: \$666,250

Comparable Properties



6/182 Mary St RICHMOND 3121 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/06/2021
Property Type: Apartment



3/109 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$304,000
Method: Private Sale
Date: 17/06/2021
Property Type: Flat



7/34 Adam St BURNLEY 3121 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 22/07/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177