## 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	205/59 Stawell Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$420,000	&	\$450,000
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### Median sale price

Median price	\$710,000	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/04/2021	to	30/06/2021	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.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	609/253 Bridge Rd RICHMOND 3121	\$452,000	10/06/2021
2	1/360 Burnley St RICHMOND 3121	\$435,000	10/07/2021
3	220/14 David St RICHMOND 3121	\$420,000	15/07/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/10/2021 10:29













Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$420,000 - \$450,000 Median Unit Price June quarter 2021: \$710,000

# Comparable Properties



609/253 Bridge Rd RICHMOND 3121 (REI/VG)

**Price:** \$452,000 **Method:** Private Sale **Date:** 10/06/2021

Property Type: Apartment

**Agent Comments** 

1/360 Burnley St RICHMOND 3121 (VG)

**-**1





Price: \$435,000 Method: Sale Date: 10/07/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments** 





Price: \$420.000

Method: Private Sale Date: 15/07/2021 Property Type: Apartment **Agent Comments** 

**Account** - Biggin & Scott | P: 03 9429 9177





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