

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 8/1-3 Mcgrath Court, Richmond Vic 3121

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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 | 8/16 Adam St BURNLEY 3121 | \$330,000 | 25/10/2021 |
| 2 | 17/72 Baker St RICHMOND 3121 | \$312,500 | 29/10/2021 |
| 3 | 15/81 Edinburgh St RICHMOND 3121 | \$310,000 | 14/10/2021 |

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: 23/11/2021 08:42



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending September 2021: \$670,000

Comparable Properties



8/16 Adam St BURNLEY 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$330,000

Method: Private Sale

Date: 25/10/2021

Property Type: Apartment



17/72 Baker St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$312,500

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Apartment



15/81 Edinburgh St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath - Car

Price: \$310,000

Method: Private Sale

Date: 14/10/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177