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

1/82 Buckingham Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$390,000		&		\$420,000			
Median sale pi	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	25/10/2020	to	24/10/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	8/77 River St RICHMOND 3121	\$445,000	06/07/2021
2	219/253 Bridge Rd RICHMOND 3121	\$422,500	11/08/2021
3	1/28 Burnley St RICHMOND 3121	\$395,000	14/06/2021

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:

25/10/2021 13:53









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median Unit Price 25/10/2020 - 24/10/2021: \$640,000

Comparable Properties



8/77 River St RICHMOND 3121 (REI/VG)



Price: \$445,000 Method: Sold Before Auction Date: 06/07/2021 Property Type: Apartment

Agent Comments

Agent Comments



219/253 Bridge Rd RICHMOND 3121 (REI/VG) Agent Comments



Price: \$422,500 Method: Private Sale Date: 11/08/2021 Property Type: Apartment



1/28 Burnley St RICHMOND 3121 (REI/VG)



Price: \$395,000 Method: Private Sale Date: 14/06/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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