

# 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 232/8 Garfield Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$530,000

### 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	406/71 Canterbury St RICHMOND 3121	\$530,000	14/09/2021
2	306/253 Bridge Rd RICHMOND 3121	\$515,000	04/08/2021
3	712/33 Judd St RICHMOND 3121	\$506,000	05/08/2021

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: 29/11/2021 09:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
Year ending September 2021: \$670,000

## Comparable Properties



**406/71 Canterbury St RICHMOND 3121 (VG)** Agent Comments



**Price:** \$530,000  
**Method:** Sale  
**Date:** 14/09/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**306/253 Bridge Rd RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 04/08/2021  
**Property Type:** Apartment

**712/33 Judd St RICHMOND 3121 (VG)** Agent Comments



**Price:** \$506,000  
**Method:** Sale  
**Date:** 05/08/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

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