

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

109/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2021

to

31/12/2021

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	611/20 Burnley St RICHMOND 3121	\$640,000	22/01/2022
2	809/1 Acacia Pl ABBOTSFORD 3067	\$581,000	22/12/2021
3	806/20 Shamrock St ABBOTSFORD 3067	\$565,000	18/01/2022

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:

29/03/2022 08:42



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$585,000

Median Unit Price

Year ending December 2021: \$680,000

Comparable Properties

611/20 Burnley St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 22/01/2022

Property Type: Apartment



809/1 Acacia Pl ABBOTSFORD 3067 (VG)

Agent Comments

2
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Price: \$581,000

Method: Sale

Date: 22/12/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



806/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2
 2
 1

Price: \$565,000

Method: Private Sale

Date: 18/01/2022

Property Type: Apartment