

# 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 6/82 Buckingham 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)

Single price \$349,000

### Median sale price

Median price \$702,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2021

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	5/164 Lennox St RICHMOND 3121	\$360,000	13/03/2022
2	7/75 Rowena Pde RICHMOND 3121	\$355,500	05/03/2022
3	6/11 Brougham St RICHMOND 3121	\$358,000	18/02/2022

**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:

05/04/2022 09:42



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$349,000

Median Unit Price

December quarter 2021: \$702,000

## Comparable Properties



5/164 Lennox St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Private Sale

Date: 13/03/2022

Property Type: Apartment



7/75 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$355,500

Method: Private Sale

Date: 05/03/2022

Property Type: Apartment



6/11 Brougham St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$358,000

Method: Sold Before Auction

Date: 18/02/2022

Property Type: Unit

Account - Biggin & Scott | P: 03 9429 9177