

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 305/115 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$420,000 & \$450,000

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	201/12 Coppin St RICHMOND 3121	\$472,000	24/10/2021
2	515/253 Bridge Rd RICHMOND 3121	\$466,200	22/12/2021
3	211/63 Stawell St RICHMOND 3121	\$440,000	24/10/2021

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: 21/01/2022 11:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending September 2021: \$670,000

Comparable Properties



201/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 24/10/2021

Property Type: Apartment



515/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$466,200

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment



211/63 Stawell St RICHMOND 3121 (REI)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 24/10/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177