# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 211/71 Abinger Street, Richmond Vic 3121

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
1		1					

Single price \$425,000

#### Median sale price

Median price	\$680,000	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021	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.

Add	dress of comparable property	Price	Date of sale
1	211/63 Stawell St RICHMOND 3121	\$440,000	24/10/2021
2	509/30 Burnley St RICHMOND 3121	\$425,000	24/09/2021
3	907/1 Acacia PI ABBOTSFORD 3067	\$425,000	29/09/2021

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:

21/02/2022 13:58









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$425,000 Median Unit Price Year ending December 2021: \$680,000

# **Comparable Properties**



211/63 Stawell St RICHMOND 3121 (REI/VG)



Price: \$440,000 Method: Sold Before Auction Date: 24/10/2021 Property Type: Apartment



509/30 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

Agent Comments



Price: \$425,000 Method: Private Sale Date: 24/09/2021 Property Type: Apartment



907/1 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$425,000 Method: Private Sale Date: 29/09/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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