

# 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

211/71 Abinger 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

\$425,000

### 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	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 Pl 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:

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**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)** **Agent Comments**



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



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

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