

# 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

109/18 Hull 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)

Range between \$520,000 & \$550,000

### 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	819/1 Dyer St RICHMOND 3121	\$525,000	26/10/2021
2	41/69 Palmer St RICHMOND 3121	\$520,000	06/10/2021
3	303/1 Margaret St RICHMOND 3121	\$510,500	28/10/2021

**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:

25/02/2022 13:21



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**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 805 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$550,000  
**Median Unit Price**  
Year ending December 2021: \$680,000

## Comparable Properties



819/1 Dyer St RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 26/10/2021  
**Property Type:** Apartment



41/69 Palmer St RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$520,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2021  
**Property Type:** Apartment



303/1 Margaret St RICHMOND 3121 (REI/VG)

**Agent Comments**

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**Price:** \$510,500  
**Method:** Private Sale  
**Date:** 28/10/2021  
**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9429 9177