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

328/253 Bridge Road, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underq	uoting
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Single price \$425,000

Median sale price

Median price	\$680,000	Pro	operty Type Unit	t		Suburb	Richmond
Period - From	01/04/2021	to	31/03/2022	Sou	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	515/253 Bridge Rd RICHMOND 3121	\$466,200	22/12/2021
2	202/63 Stawell St RICHMOND 3121	\$452,000	05/04/2022
3	312/253 Bridge Rd RICHMOND 3121	\$435,000	16/03/2022

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:

20/04/2022 08:56









Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 Median Unit Price Year ending March 2022: \$680,000

Comparable Properties



515/253 Bridge Rd RICHMOND 3121 (REI/VG) Agent Comments



Price: \$466,200 Method: Private Sale Date: 22/12/2021 Property Type: Apartment

202/63 Stawell St RICHMOND 3121 (REI) Agent Comments





Price: \$452,000 Method: Auction Sale Date: 05/04/2022 Property Type: Unit

312/253 Bridge Rd RICHMOND 3121 (REI)



Agent Comments



Price: \$435,000 Method: Private Sale Date: 16/03/2022 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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