

# 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 6/253 Church 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 \$440,000 & \$460,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Richmond

Period - From 01/04/2021 to 31/03/2022 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	15/176 Lennox St RICHMOND 3121	\$490,500	26/11/2021
2	1/82 Buckingham St RICHMOND 3121	\$410,000	02/12/2021
3	2/82 Buckingham St RICHMOND 3121	\$403,000	03/02/2022

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: 19/04/2022 11:59



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Rooms: 2  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$440,000 - \$460,000  
Median Unit Price  
Year ending March 2022: \$680,000

## Comparable Properties



15/176 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$490,500  
Method: Sold Before Auction  
Date: 26/11/2021  
Property Type: Apartment  
Land Size: 1 sqm approx



1/82 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000  
Method: Private Sale  
Date: 02/12/2021  
Property Type: Apartment



2/82 Buckingham St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$403,000  
Method: Sold Before Auction  
Date: 03/02/2022  
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177