

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

804/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Richmond

Period - From

15/08/2021

to

14/08/2022

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	101/88 Trenerry Cr ABBOTSFORD 3067	\$585,000	08/04/2022
2	704/70 Stanley St COLLINGWOOD 3066	\$580,000	03/08/2022
3	608/2 Mcgoun St RICHMOND 3121	\$580,000	30/03/2022

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:

15/08/2022 08:21



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$585,000

Median Unit Price

15/08/2021 - 14/08/2022: \$630,000

Comparable Properties



101/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 08/04/2022

Property Type: Unit

Land Size: 74 sqm approx



704/70 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 03/08/2022

Rooms: 4

Property Type: Apartment



608/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 30/03/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9426 4000