

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

6/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$591,000 Property Type Unit Suburb Richmond

Period - From 01/07/2019 to 30/09/2019 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	202/183 Bridge Rd RICHMOND 3121	\$440,000	03/10/2019
2	25/8 Garfield St RICHMOND 3121	\$430,000	17/10/2019
3	204/12 Coppin St RICHMOND 3121	\$425,000	07/08/2019

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:

27/11/2019 10:34



Property Type:
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2019: \$591,000

Comparable Properties

202/183 Bridge Rd RICHMOND 3121 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 03/10/2019
Property Type: Strata Unit/Flat



25/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 17/10/2019
Rooms: 4
Property Type: Apartment



204/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 07/08/2019
Rooms: 2
Property Type: Apartment