Dingle Partners

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

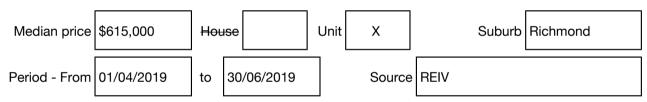
3 13/7-9 Westbank Terrace, Richmond Vic 3121

Indicative selling price

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

Range between	\$480,000	&	\$520,000	

Median sale price



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	15/178 Power St HAWTHORN 3122	\$490,000	31/05/2019
2	1/24 Davison St RICHMOND 3121	\$489,000	12/03/2019
3	6/63 Elizabeth St RICHMOND 3121	\$481,000	16/03/2019

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.

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

propertydata

Generated: 07/08/2019 12:57

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Dingle Partners





Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** June guarter 2019: \$615,000

Comparable Properties



15/178 Power St HAWTHORN 3122 (REI)



Price: \$490.000 Method: Private Sale Date: 31/05/2019 Rooms: 3 Property Type: Apartment

1/24 Davison St RICHMOND 3121 (REI/VG)



Price: \$489,000 Method: Private Sale Date: 12/03/2019 Rooms: 3 Property Type: Apartment



6/63 Elizabeth St RICHMOND 3121 (REI)



1 1

Agent Comments

Agent Comments

Agent Comments

Price: \$481,000 Method: Auction Sale Date: 16/03/2019 Rooms: -Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

propertydata

Generated: 07/08/2019 12:57

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

