

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 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

Median price \$615,000 House Unit X Suburb Richmond

Period - From 01/04/2019 to 30/06/2019 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	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.



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Rooms:
Property Type: Apartment
 Agent Comments

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

Comparable Properties



15/178 Power St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 31/05/2019
Rooms: 3
Property Type: Apartment



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

Agent Comments

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



6/63 Elizabeth St RICHMOND 3121 (REI)

Agent Comments

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