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

203/71 Abinger Street, Richmond Vic 3121

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|--------|-----------|-------|--------|----------|
| Range betweer | \$450,000 | | & | | \$495,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$570,000 | Pro | operty Type | Unit | | | Suburb | Richmond |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | ource | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 108/1 Dyer St RICHMOND 3121 | \$460,000 | 28/05/2025 |
| 2 | 403/174 Burnley St RICHMOND 3121 | \$477,000 | 03/07/2025 |
| 3 | 6/205 Burnley St RICHMOND 3121 | \$485,000 | 16/04/2025 |

OR

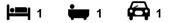
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/07/2025 11:09







Property Type: Apartment Agent Comments

Daniel Finlayson 03 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

> **Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** June guarter 2025: \$570,000

Comparable Properties



108/1 Dyer St RICHMOND 3121 (REI) • •



Price: \$460,000 Method: Private Sale Date: 28/05/2025 Property Type: Apartment

403/174 Burnley St RICHMOND 3121 (REI)

Agent Comments

Agent Comments



Price: \$477,000 Method: Private Sale Date: 03/07/2025 Property Type: Apartment



6/205 Burnley St RICHMOND 3121 (REI/VG) ŝ 1 ÷ 1

Agent Comments

Price: \$485,000 Method: Private Sale Date: 16/04/2025 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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