## 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

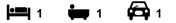
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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