Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$350,000 & \$380,000	Range between	\$350,000	&	\$380,000
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Median sale price

Median price	\$562,500	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/104 Rowena Pde RICHMOND 3121	\$390,000	04/06/2025
2	5/203 Punt Rd RICHMOND 3121	\$400,000	08/05/2025
3	9/9 Goodwood St RICHMOND 3121	\$380,000	21/03/2025

OR

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

This Statement of Information was prepared on:	17/06/2025 11:11









Property Type: Unit **Agent Comments**

Indicative Selling Price \$350,000 - \$380,000 **Median Unit Price** March quarter 2025: \$562,500

Comparable Properties



4/104 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

Price: \$390,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment



5/203 Punt Rd RICHMOND 3121 (REI)

Agent Comments

Price: \$400,000 Method: Private Sale Date: 08/05/2025

Property Type: Apartment



9/9 Goodwood St RICHMOND 3121 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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