## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/2 Waterloo Place, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale pi	rice							
Median price	\$598,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/136 Church St HAWTHORN 3122	\$712,000	05/06/2025
2	1005/166 Wellington Pde EAST MELBOURNE 3002	\$720,000	04/06/2025
3	21/1 Domville Av HAWTHORN 3122	\$715,000	28/05/2025

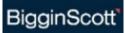
OR

**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:

24/06/2025 12:42









Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

**Indicative Selling Price** \$690,000 - \$740,000 **Median Unit Price** Year ending March 2025: \$598,500

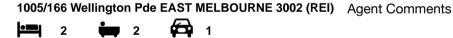
# **Comparable Properties**



2/136 Church St HAWTHORN 3122 (REI) 1



Price: \$712,000 Method: Sold Before Auction Date: 05/06/2025 Property Type: Unit



Price: \$720,000 Method: Private Sale Date: 04/06/2025 Property Type: Apartment

21/1 Domville Av HAWTHORN 3122 (REI)

2 2 2

Agent Comments

Agent Comments

Price: \$715,000 Method: Private Sale Date: 28/05/2025 Property Type: Apartment

#### Account - BigginScott | P: 03 9426 4000



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