# 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	

#### Indicative selling price

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

Range between	\$325,000	&	\$355,000
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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	s	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.

# Address of comparable property

Address of comparable property		Price	Date of sale
1	12/70 Nicholson St FITZROY 3065	\$350,000	18/06/2025
2	12/4 Smith St RICHMOND 3121	\$327,000	09/06/2025
3	112/8 Garfield St RICHMOND 3121	\$350,000	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:	02/07/2025 13:37





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**Indicative Selling Price** \$325,000 - \$355,000 **Median Unit Price** March quarter 2025: \$562,500





Property Type: Apartment **Agent Comments** 

# Comparable Properties



12/70 Nicholson St FITZROY 3065 (REI)

Price: \$350,000 Method: Private Sale Date: 18/06/2025 Property Type: Unit

**Agent Comments** 



12/4 Smith St RICHMOND 3121 (REI)





Agent Comments

Price: \$327,000 Method: Private Sale Date: 09/06/2025

Property Type: Apartment



112/8 Garfield St RICHMOND 3121 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment

**Agent Comments** 







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