

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode **501/229-231 Bridge Road, Richmond 3121**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price **\$ 410,000**

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price **\$380,000**

\*House

\*Unit X

Suburb **Richmond 3121**

Period - From **1/7/2017**

to **30/9/2017**

Source **REA**

### 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	Price	Date of sale
105/45 York Street Richmond 3121	\$ 410,000	1/11/2017
402/37-39 Bosisto Street Richmond 3121	\$ 420,000	24/10/2017
201/77 Abinger Street Richmond 3121	\$ 423,000	17/10/2017

**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.~~