

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

125/73 River Street Richmond VIC 3121

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

107/205 Burnley Street Richmond VIC 3121	\$600,000	05-May-21
510/20 Burnley Street Richmond VIC 3121	\$640,000	02-Sep-21
62/73 River Street Richmond VIC 3121	\$624,500	15-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 31 January 2022

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107/205 Burnley Street Richmond VIC 3121

Sold Price

\$600,000

Sold Date

05-May-21

2

2

1

Distance

0.5km



510/20 Burnley Street Richmond VIC 3121

Sold Price

\$640,000

Sold Date

02-Sep-21

2

2

1

Distance

0.82km



62/73 River Street Richmond VIC 3121

Sold Price

\$624,500

Sold Date

15-Oct-21

2

2

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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