

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

101/63 Glass Street, Richmond Vic 3121

Indicative selling price

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

Range between \$675,000 & \$725,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	402/71 Abinger St RICHMOND 3121	\$709,000	05/05/2024
2	507/14 David St RICHMOND 3121	\$655,000	07/05/2024
3	801/8 Garfield St RICHMOND 3121	\$650,000	18/05/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/06/2024 13:17



Property Type: House (Res)

Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

March quarter 2024: \$575,000

Comparable Properties



402/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$709,000

Method: Private Sale

Date: 05/05/2024

Property Type: Apartment



507/14 David St RICHMOND 3121 (REI)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



801/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 18/05/2024

Property Type: Unit

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