

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

107/45 YORK 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2023

to

31 Dec 2023

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

104/45 YORK STREET RICHMOND VIC 3121	\$385,000	20-Dec-23
209/8 GARFIELD STREET RICHMOND VIC 3121	\$315,000	09-Nov-23
510/2-10 MCGOUN STREET RICHMOND VIC 3121	\$408,000	06-Sep-23

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: 23 January 2024



**104/45 YORK STREET RICHMOND
VIC 3121**

Sold Price **\$385,000** Sold Date **20-Dec-23**

1 1 1

Distance **0.02km**



**209/8 GARFIELD STREET
RICHMOND VIC 3121**

Sold Price **\$315,000** Sold Date **09-Nov-23**

1 1 1

Distance **0.08km**



**510/2-10 MCGOUN STREET
RICHMOND VIC 3121**

Sold Price **\$408,000** Sold Date **06-Sep-23**

1 1 1

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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