

# 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

108/36 Regent Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$608,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2023

to 30/06/2023

Source 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	Price	Date of sale
1	101/108 Flinders St MELBOURNE 3000	\$454,000	21/07/2023
2	A310/8 Grosvenor St ABBOTSFORD 3067	\$462,000	27/07/2023
3	806/615 Victoria St ABBOTSFORD 3067	\$480,000	21/07/2023

**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.~~

This Statement of Information was prepared on:

20/09/2023 10:14

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**Indicative Selling Price**

\$450,000

**Median Unit Price**

June quarter 2023: \$608,500



2 1 0

**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**101/108 Flinders St MELBOURNE 3000**  
(REI/VG)

Agent Comments

2 1 -

**Price:** \$454,000

**Method:** Private Sale

**Date:** 21/07/2023

**Property Type:** Apartment



**A310/8 Grosvenor St ABBOTSFORD 3067**  
(REI)

Agent Comments

2 1 1

**Price:** \$462,000

**Method:** Private Sale

**Date:** 27/07/2023

**Property Type:** Apartment



**806/615 Victoria St ABBOTSFORD 3067 (REI)**

Agent Comments

2 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 21/07/2023

**Property Type:** Unit

**Land Size:** 80 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899