

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

108/366 Church Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2023

to

31/12/2023

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 | 101/1 Dyer St RICHMOND 3121 | \$500,000 | 27/02/2024 |
| 2 | 104/63 Glass St RICHMOND 3121 | \$495,000 | 22/12/2023 |
| 3 | 209/1 Margaret St RICHMOND 3121 | \$491,000 | 15/03/2024 |

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:

22/03/2024 14:41



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$499,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



101/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$500,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



104/63 Glass St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$495,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment



209/1 Margaret St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$491,000

Method: Private Sale

Date: 15/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000