

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

109/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$610,000 & \$640,000

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	613/14 David St RICHMOND 3121	\$660,000	20/02/2024
2	203/339 Burnley St RICHMOND 3121	\$650,000	13/02/2024
3	102A/609 Victoria St ABBOTSFORD 3067	\$580,000	08/12/2023

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:

21/03/2024 16:13



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$610,000 - \$640,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



613/14 David St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment



203/339 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment



102A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment

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