## 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

13/53 Westbank Terrace, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	24/36 Grange Rd TOORAK 3142	\$550,000	09/03/2024
2	212/6 Lisson Gr HAWTHORN 3122	\$516,500	04/05/2024
3	9/17 Muir St HAWTHORN 3122	\$503,000	04/05/2024

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:

05/06/2024 15:05









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2024: \$575,000

# **Comparable Properties**



24/36 Grange Rd TOORAK 3142 (REI/VG)

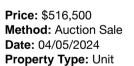


Price: \$550,000 Method: Private Sale Date: 09/03/2024 Property Type: Unit Agent Comments



212/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments



9/17 Muir St HAWTHORN 3122 (REI)

Agent Comments



Price: \$503,000 Method: Auction Sale Date: 04/05/2024 Property Type: Unit

#### Account - Jellis Craig | P: 03 9864 5000



propertydata

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