

# 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 16/59 Westbank Terrace, Richmond Vic 3121

### Indicative selling price

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

Range between \$750,000 & \$825,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	4/35 Davison St RICHMOND 3121	\$770,000	11/04/2024
2	18/59 Westbank Tce RICHMOND 3121	\$800,000	14/02/2024
3	11/51-53 Grange Rd TOORAK 3142	\$820,000	23/03/2024

**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: 17/06/2024 09:47

16/59 Westbank Terrace, Richmond Vic 3121

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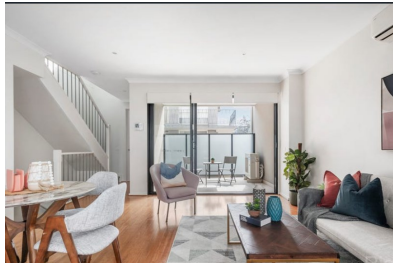
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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Unit Price**  
March quarter 2024: \$575,000

## Comparable Properties



4/35 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Townhouse (Res)



18/59 Westbank Tce RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Townhouse (Res)



11/51-53 Grange Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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