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

16/69 River Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$750,000		&		\$800,000			
Median sale pr	rice							
Median price	\$597,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2023	to	30/09/2023		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	lress of comparable property	Price	Date of sale
1	121/56 Nicholson St ABBOTSFORD 3067	\$775,000	09/11/2023
2	3/37 Davison St RICHMOND 3121	\$761,543	16/10/2023
3	10/150 Barkers Rd HAWTHORN 3122	\$750,000	21/10/2023

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:

23/11/2023 13:29









Property Type: Unit Agent Comments

Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** September quarter 2023: \$597,500

Comparable Properties



121/56 Nicholson St ABBOTSFORD 3067 (REI) Agent Comments





Price: \$775,000 Method: Sold Before Auction Date: 09/11/2023 Property Type: Unit

3/37 Davison St RICHMOND 3121 (REI)

Agent Comments





Price: \$761,543 Method: Sold Before Auction Date: 16/10/2023 Property Type: Unit

10/150 Barkers Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$750.000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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