

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

19/214 Victoria Street, Richmond Vic 3121

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Richmond

Period - From 01/01/2023 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	206/253 Bridge Rd RICHMOND 3121	\$570,000	16/03/2024
2	37/8 Garfield St RICHMOND 3121	\$530,000	29/02/2024
3	101/183 Bridge Rd RICHMOND 3121	\$527,000	28/03/2024

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:

03/04/2024 05:33



Property Type: Apartment

Agent Comments

Spacious apartment in boutique complex with 2 outdoor areas.

Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

Year ending December 2023: \$607,500

Comparable Properties



206/253 Bridge Rd RICHMOND 3121 (REI)



Agent Comments

Newer apartment also offering 2 parking spaces.

Price: \$570,000

Method: Private Sale

Date: 16/03/2024

Property Type: Apartment



37/8 Garfield St RICHMOND 3121 (REI)



Agent Comments

Slightly smaller apartment with large outdoor area.

Price: \$530,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



101/183 Bridge Rd RICHMOND 3121 (REI)



Agent Comments

More recent build in a more dense complex.

Price: \$527,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment