

# 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

2/2 Waterloo Place, Richmond Vic 3121

### Indicative selling price

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

Single price \$700,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2022

to 30/09/2023

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	302/185 Lennox St RICHMOND 3121	\$750,000	18/09/2023
2	12/200 Brighton St RICHMOND 3121	\$720,000	26/08/2023
3	202/27 Dickmann St RICHMOND 3121	\$705,000	25/08/2023

**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:

18/10/2023 08:17



2   1   1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$700,000  
**Median Unit Price**  
Year ending September 2023: \$580,000

## Comparable Properties



**302/185 Lennox St RICHMOND 3121 (REI)**

**Agent Comments**

2   1   1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** Apartment



**12/200 Brighton St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 26/08/2023  
**Property Type:** Apartment



**202/27 Dickmann St RICHMOND 3121 (REI)**

**Agent Comments**

2   1   1

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** Unit

**Account - Jellis Craig | P: 03 9428 3333**