

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

2/71 ABINGER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

204/71 ABINGER STREET RICHMOND VIC 3121	\$550,000	04-Mar-24
103/205 BURNLEY STREET RICHMOND VIC 3121	\$440,000	06-Mar-24
46/73 RIVER STREET RICHMOND VIC 3121	\$450,000	06-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024



**204/71 ABINGER STREET
RICHMOND VIC 3121**

1
 1
 1

Sold Price ^{RS} **\$550,000** Sold Date **04-Mar-24**

Distance **0km**



**103/205 BURNLEY STREET
RICHMOND VIC 3121**

1
 1
 1

Sold Price ^{RS} **\$440,000** Sold Date **06-Mar-24**

Distance **0.4km**



**46/73 RIVER STREET RICHMOND
VIC 3121**

1
 1
 1

Sold Price **\$450,000** Sold Date **06-Nov-23**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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