## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

2/87 Westbank Terrace, Richmond Vic 3121

#### Indicative selling price

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

Range between	\$430,000	&	\$450,000
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#### Median sale price

Median price	\$562,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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

Add	Address of comparable property		Date of sale
1	61 Westbank Tce RICHMOND 3121	\$510,000	02/04/2025
2	10/31 Kinkora Rd HAWTHORN 3122	\$437,500	22/03/2025
3	3/9 Somerset St RICHMOND 3121	\$450,000	03/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 08:45









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$430,000 - \$450,000 **Median Unit Price** March quarter 2025: \$562,500

## Comparable Properties



61 Westbank Tce RICHMOND 3121 (REI/VG)

Price: \$510,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Apartment

Property Type: Apartment

**Agent Comments** 



10/31 Kinkora Rd HAWTHORN 3122 (REI/VG)

Price: \$437,500 Method: Auction Sale Date: 22/03/2025

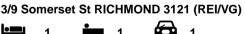




**Agent Comments** 







Price: \$450,000 Method: Private Sale Date: 03/02/2025

Rooms: 2

Property Type: Apartment

**Agent Comments** 

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