

# 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

208/36 Regent Street, Richmond Vic 3121

### Indicative selling price

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

Range between

\$480,000

&

\$500,000

### Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

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	407/205 Burnley St RICHMOND 3121	\$519,990	08/09/2023
2	508/12 Trenerry Cr ABBOTSFORD 3067	\$510,000	07/08/2023
3	916/14 David St RICHMOND 3121	\$495,000	20/11/2023

**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:

08/12/2023 14:35

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**Indicative Selling Price**

\$480,000 - \$500,000

**Median Unit Price**

September quarter 2023: \$597,500



**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**407/205 Burnley St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$519,990

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Apartment



**508/12 Trenerry Cr ABBOTSFORD 3067 (REI/VG)** Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 07/08/2023

**Property Type:** Apartment



**916/14 David St RICHMOND 3121 (REI)** Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Unit

Account - Belle Property Richmond | P: 03 9967 8899