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

209/1 Margaret Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	107/8 Howard St RICHMOND 3121	\$495,000	22/12/2023
2	104/63 Glass St RICHMOND 3121	\$495,000	22/12/2023
3	703/2 Mcgoun St RICHMOND 3121	\$466,000	06/02/2024

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:

20/02/2024 10:36









Property Type: Apartment Agent Comments

Indicative Selling Price \$440,000 - \$480,000 Median Unit Price December quarter 2023: \$653,000

Comparable Properties



107/8 Howard St RICHMOND 3121 (REI/VG)



Price: \$495,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$495,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

703/2 Mcgoun St RICHMOND 3121 (REI)

104/63 Glass St RICHMOND 3121 (REI)



Agent Comments



Price: \$466,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment

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