

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

212/18 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	204/71 Abinger St RICHMOND 3121	\$550,000	04/03/2024
2	614/1 Dyer St RICHMOND 3121	\$505,000	28/02/2024
3	101/1 Dyer St RICHMOND 3121	\$500,000	27/02/2024

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:

16/03/2024 09:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$525,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



204/71 Abinger St RICHMOND 3121 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment



614/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



101/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000