

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

220/253 BRIDGE ROAD 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

\$400,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 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

601/253 BRIDGE ROAD RICHMOND VIC 3121	\$410,000	14-Feb-24
703/2-10 MCGOUN STREET RICHMOND VIC 3121	\$466,000	06-Feb-24
613/2-10 MCGOUN STREET RICHMOND VIC 3121	\$460,000	17-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: 22 February 2024



601/253 BRIDGE ROAD RICHMOND VIC 3121 Sold Price

^{RS} **\$410,000** Sold Date **14-Feb-24**

 1  1  1

Distance **0.06km**



703/2-10 MCGOUN STREET RICHMOND VIC 3121 Sold Price

^{RS} **\$466,000** Sold Date **06-Feb-24**

 1  1  1

Distance **0.21km**



613/2-10 MCGOUN STREET RICHMOND VIC 3121 Sold Price

\$460,000 Sold Date **17-Nov-23**

 1  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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