## 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

23/47 Westbank Terrace, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hous	se		Suburb	Richmond
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	20/47 Westbank Tce RICHMOND 3121	\$1,225,000	02/08/2023
2	4/29 Muir St HAWTHORN 3122	\$1,220,000	16/09/2023
3	7/24 Tanner St RICHMOND 3121	\$1,178,000	23/09/2023

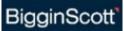
OR

**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:

04/10/2023 11:07









Property Type: Unit Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending June 2023: \$1,450,000

# **Comparable Properties**



20/47 Westbank Tce RICHMOND 3121 (REI)



Price: \$1,225,000 Method: Private Sale Date: 02/08/2023 Property Type: Unit

4/29 Muir St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



Price: \$1,220,000 Method: Auction Sale Date: 16/09/2023 Property Type: Townhouse (Res)

7/24 Tanner St RICHMOND 3121 (REI)



Agent Comments

Price: \$1,178,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Account - BigginScott | P: 03 9426 4000



propertydata

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