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

23/6 Christine Crescent, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale pi	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.

Add	dress of comparable property	Price	Date of sale
1	22/1 Domville Av HAWTHORN 3122	\$860,000	16/12/2023
2	403/18 Hull St RICHMOND 3121	\$857,000	07/02/2024
3	704/8 Garfield St RICHMOND 3121	\$820,000	11/12/2023

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:

14/03/2024 17:16









Rooms: 3 Property Type: Apartment Agent Comments

Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** December quarter 2023: \$653,000

Comparable Properties



22/1 Domville Av HAWTHORN 3122 (REI)



Price: \$860,000 Method: Auction Sale Date: 16/12/2023 Property Type: Apartment Agent Comments



Price: \$857,000 Method: Sold Before Auction Date: 07/02/2024

2

Agent Comments



Property Type: Unit

403/18 Hull St RICHMOND 3121 (REI)

2

6 2

704/8 Garfield St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$820.000 Method: Private Sale Date: 11/12/2023 Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899





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