

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

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	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

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2 1 2

Rooms: 3
Property Type: Apartment
Agent Comments

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

Comparable Properties



22/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

2 2 2

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



403/18 Hull St RICHMOND 3121 (REI)

Agent Comments

2 2 2

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



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

Agent Comments

2 2 2

Price: \$820,000
Method: Private Sale
Date: 11/12/2023
Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899