Statement of Information

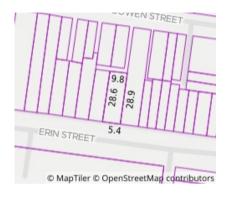
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode		3/63 Erin Street, Richmond Vic 3121											
Indicat	ndicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$7		n \$700,0),000		&		\$750,000						
Median sale price													
Median price		\$653,00	00	Pro	operty Type	Unit			Subu	rb	Richmond		
Period - From		01/10/2	023	to	31/12/2023	3	So	ource	REIV				
Compa	rable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
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										Pr	ice	Date of sale	
1													
2													
3													
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:												









Indicative Selling Price \$700,000 - \$750,000 Median Unit Price December quarter 2023: \$653,000

Comparable Properties

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.

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