

# 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

05/8 Howard Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$799,000

### Median sale price

Median price \$601,000 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 31/03/2024 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	8/285 Church St RICHMOND 3121	\$805,000	23/03/2024
2	41/390 Toorak Rd SOUTH YARRA 3141	\$789,000	16/03/2024
3	12/99 Caroline St SOUTH YARRA 3141	\$747,500	14/03/2024

**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:

22/04/2024 11:27



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/285 Church St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$805,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)



**41/390 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$789,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment



**12/99 Caroline St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$747,500

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** Apartment