

## 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

307/115-117 CHURCH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

510/253 BRIDGE ROAD RICHMOND VIC 3121	\$440,000	30-May-23
722/1 DYER STREET RICHMOND VIC 3121	\$488,000	13-Sep-23
304/33 JUDD STREET RICHMOND VIC 3121	\$460,000	15-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 08 November 2023



**510/253 BRIDGE ROAD RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$440,000**

Sold Date **30-May-23**

Distance **0.37km**



**722/1 DYER STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

<sup>RS</sup> **\$488,000**

Sold Date **13-Sep-23**

Distance **0.4km**



**304/33 JUDD STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$460,000**

Sold Date **15-Jul-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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