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

309/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$520,000		&		\$540,000					
Median sale p	rice									
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/04/2023	to	31/03/2024		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	625/1 Dyer St RICHMOND 3121	\$575,000	30/05/2024
2	405/1 Margaret St RICHMOND 3121	\$522,500	04/05/2024
3	1/2 Barkers Rd HAWTHORN 3122	\$510,000	18/05/2024

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:

21/06/2024 07:40









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$520,000 - \$540,000 Median Unit Price Year ending March 2024: \$601,000

Comparable Properties



625/1 Dyer St RICHMOND 3121 (REI)



Price: \$575,000 Method: Private Sale Date: 30/05/2024 Property Type: Apartment Agent Comments

Agent Comments

405/1 Margaret St RICHMOND 3121 (REI/VG)



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Price: \$522,500 Method: Auction Sale Date: 04/05/2024 Property Type: Unit

1/2 Barkers Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$510,000 Method: Auction Sale Date: 18/05/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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