

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 between \$520,000 & \$540,000

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 | 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

Comparable Properties



625/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 30/05/2024

Property Type: Apartment



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

Agent Comments



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