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	31/69 River Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,150,000	Range between	\$1,100,000	&	\$1,150,000
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Median sale price

Median price	\$597,500	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/07/2023	to	30/09/2023	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	32/8 Wallen Rd HAWTHORN 3122	\$1,195,000	24/06/2023
2	203/1 Barnet Way RICHMOND 3121	\$1,159,200	18/10/2023
3	14/69 River St RICHMOND 3121	\$980,000	03/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 27/10/2023	10:29
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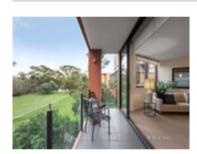




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,100,000 - \$1,150,000 **Median Unit Price** September quarter 2023: \$597,500

Comparable Properties



32/8 Wallen Rd HAWTHORN 3122 (REI)





Price: \$1,195,000 Method: Private Sale Date: 24/06/2023

Property Type: Apartment

Agent Comments



203/1 Barnet Way RICHMOND 3121 (REI)







Price: \$1,159,200 Method: Private Sale Date: 18/10/2023

Property Type: Apartment

Agent Comments



14/69 River St RICHMOND 3121 (REI/VG)





Price: \$980.000 Method: Private Sale Date: 03/08/2023

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000



