

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

4/47 WESTBANK TERRACE RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 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

25/59 WESTBANK TERRACE RICHMOND VIC 3121	\$820,000	28-Apr-23
26 BUCKINGHAM STREET RICHMOND VIC 3121	\$880,000	11-Jul-23
4/4 LITTLE BUCKINGHAM STREET RICHMOND VIC 3121	\$847,000	17-May-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: 26 October 2023



YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au

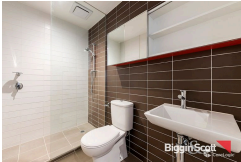


25/59 WESTBANK TERRACE
RICHMOND VIC 3121

2 1 1

Sold Price **\$820,000** Sold Date **28-Apr-23**

Distance **0.11km**



26 BUCKINGHAM STREET
RICHMOND VIC 3121

2 2 1

Sold Price **\$880,000** Sold Date **11-Jul-23**

Distance **1.39km**



4/4 LITTLE BUCKINGHAM STREET
RICHMOND VIC 3121

2 2 1

Sold Price **\$847,000** Sold Date **17-May-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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