

# 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

403/183 Bridge Road, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$410,000

### Median sale price

Median price

\$608,500

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2023

to

30/06/2023

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	513/253 Bridge Rd RICHMOND 3121	\$385,000	18/08/2023
2	408/2 Mcgoun St RICHMOND 3121	\$400,000	14/09/2023
3	211/6 Lord St RICHMOND 3121	\$401,000	15/07/2023

**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:

19/09/2023 14:59



**Property Type:** Apartment

Agent Comments

## Comparable Properties



513/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



**Price:** \$385,000

**Method:** Sold Before Auction

**Date:** 18/08/2023

**Property Type:** Apartment



408/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments



**Price:** \$400,000

**Method:** Sold Before Auction

**Date:** 14/09/2023

**Property Type:** Apartment



211/6 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



**Price:** \$401,000

**Method:** Private Sale

**Date:** 15/07/2023

**Property Type:** Apartment