

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

414/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	104/45 York St RICHMOND 3121	\$385,000	20/12/2023
2	225/4 Acacia Pl ABBOTSFORD 3067	\$365,000	06/02/2024
3	217/8 Garfield St RICHMOND 3121	\$327,500	01/02/2024

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: 08/02/2024 08:14



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



104/45 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment



225/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



217/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$327,500

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment

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