

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 601/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$600,000 & \$660,000

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	204/2 Barnet Way RICHMOND 3121	\$700,000	01/11/2023
2	110/84 Cutter St RICHMOND 3121	\$640,000	31/10/2023
3	803/11 David St RICHMOND 3121	\$630,000	08/09/2023

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: 29/02/2024 09:51



2 2 1

Property Type: Apartment

Agent Comments

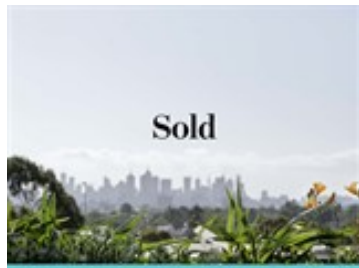
Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties



204/2 Barnet Way RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 01/11/2023

Property Type: Unit



110/84 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 31/10/2023

Property Type: Unit



803/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 08/09/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000