

# 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 603b/71 Abinger Street, 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 \$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	613/14 David St RICHMOND 3121	\$660,000	20/02/2024
2	103/13 Acacia Pl ABBOTSFORD 3067	\$660,000	17/01/2024
3	203/339 Burnley St RICHMOND 3121	\$650,000	13/02/2024

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: 19/03/2024 14:24



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



**613/14 David St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Apartment



**103/13 Acacia PI ABBOTSFORD 3067 (REI)**

Agent Comments

2 2 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 17/01/2024

**Property Type:** Apartment



**203/339 Burnley St RICHMOND 3121 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9428 3333