

# 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

801/8 Garfield 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 \$650,000 & \$710,000

### Median sale price

Median price \$607,500 Property Type Unit Suburb Richmond

Period - From 01/01/2023 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	215/45 York St RICHMOND 3121	\$740,000	09/12/2023
2	401/11 David St RICHMOND 3121	\$730,000	09/11/2023
3	1010/1 Acacia Pl ABBOTSFORD 3067	\$700,000	06/10/2023

**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: 19/02/2024 15:15



2   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$710,000

**Median Unit Price**

Year ending December 2023: \$607,500

## Comparable Properties



**215/45 York St RICHMOND 3121 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Apartment



**401/11 David St RICHMOND 3121 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Apartment



**1010/1 Acacia PI ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000