

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

9/1 Barnet Way, Richmond Vic 3121

Indicative selling price

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

Range between \$855,000 & \$895,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Richmond

Period - From 01/07/2022 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	6/1 Barnet Way RICHMOND 3121	\$1,100,000	11/07/2023
2	2/14 Riversdale Rd HAWTHORN 3122	\$800,000	03/08/2023
3	204/5 Kennedy Av RICHMOND 3121	\$745,000	07/08/2023

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:

30/08/2023 10:57



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$855,000 - \$895,000

Median Unit Price

Year ending June 2023: \$590,000

Comparable Properties



6/1 Barnet Way RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 11/07/2023

Property Type: Apartment



2/14 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: Apartment



204/5 Kennedy Av RICHMOND 3121 (REI)

Agent Comments



Price: \$745,000

Method: Sold Before Auction

Date: 07/08/2023

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372