Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/1 Barnet Way, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$855,000		&		\$895,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ado	dress 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





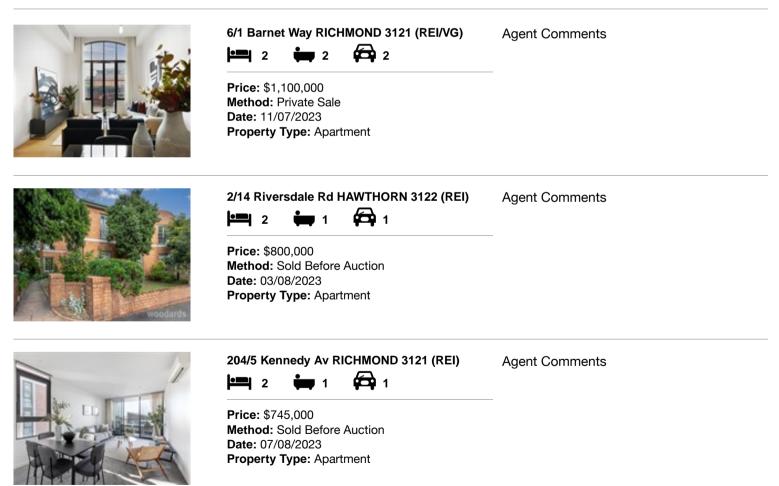




Property Type: Apartment Agent Comments

Indicative Selling Price \$855,000 - \$895,000 Median Unit Price Year ending June 2023: \$590,000

Comparable Properties



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





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