

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

209/120 Palmer Street Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

110/71 Canterbury Street Richmond VIC 3121	\$596,000	25-Nov-19
305/5 Flockhart Street Abbotsford VIC 3067	\$560,000	11-Feb-20
201/2 Tweed Street Hawthorn VIC 3122	\$585,000	17-Feb-20

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 6 months.~~

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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



110/71 Canterbury Street Richmond VIC 3121 Sold Price **\$596,000** Sold Date **25-Nov-19**

2 2 1

Distance **0.77km**



305/5 Flockhart Street Abbotsford VIC 3067 Sold Price **\$560,000** Sold Date **11-Feb-20**

2 2 1

Distance **1.05km**



201/2 Tweed Street Hawthorn VIC 3122 Sold Price **\$585,000** Sold Date **17-Feb-20**

2 2 1

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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