

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

109/115 CHURCH 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

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2022

to

31 Mar 2023

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

315/253 BRIDGE ROAD RICHMOND VIC 3121	\$407,000	28-Jan-23
523/253 BRIDGE ROAD RICHMOND VIC 3121	\$402,000	02-Mar-23
622/253 BRIDGE ROAD RICHMOND VIC 3121	\$415,000	11-Apr-23

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.~~

This Statement of Information was prepared on: 24 April 2023



**315/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

\$407,000

Sold Date

28-Jan-23



1



1



1

Distance

0.37km



**523/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

\$402,000

Sold Date

02-Mar-23



1



1



1

Distance

0.37km



**622/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

^{RS}**\$415,000**

Sold Date

11-Apr-23



1



1



1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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