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	4/8 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $665,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 to 31/03/2022 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	5/39-45 Somerset St RICHMOND 3121	$455,000	05/02/2022
2	1/34 Davison St RICHMOND 3121	$481,000	17/01/2022
3	17/6 Adam St BURNLEY 3121	$490,000	27/01/2022

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: 02/05/2022 14:43

4/8 Murphy Street, Richmond Vic 3121

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2 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
March quarter 2022: $665,000

Comparable Properties



5/39-45 Somerset St RICHMOND 3121 (REI)

2 1 1

Price: $455,000
Method: Private Sale
Date: 05/02/2022
Property Type: Apartment

Agent Comments



1/34 Davison St RICHMOND 3121 (REI)

2 1 1

Price: $481,000
Method: Private Sale
Date: 17/01/2022
Property Type: Apartment

Agent Comments



17/6 Adam St BURNLEY 3121 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 27/01/2022
Property Type: Apartment

Agent Comments

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