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	1/20 Gardner Street, Richmond Vic 3121

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $575,000 Property Type Unit Suburb Richmond

Period - From 25/10/2020 to 24/10/2021 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	13/241 Stawell St RICHMOND 3121	$310,000	05/05/2021
2	11/275 Burnley St RICHMOND 3121	$307,000	18/09/2021
3	3/109 Mary St RICHMOND 3121	$304,000	17/06/2021

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: 25/10/2021 14:20

1/20 Gardner Street, Richmond Vic 3121

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1 1 1

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
25/10/2020 - 24/10/2021: $575,000

Comparable Properties



13/241 Stawell St RICHMOND 3121 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment

Agent Comments



11/275 Burnley St RICHMOND 3121 (REI/VG)

1 1 1

Price: $307,000
Method: Private Sale
Date: 18/09/2021
Property Type: Apartment

Agent Comments



3/109 Mary St RICHMOND 3121 (REI/VG)

1 1 1

Price: $304,000
Method: Private Sale
Date: 17/06/2021
Property Type: Flat

Agent Comments

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