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<br>Including suburb and postcode | 10/31 York Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $850,000 & $935,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Richmond

Period - From 01/07/2021 to 30/09/2021 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 | 2/400 Church St RICHMOND 3121 | $940,000 | 04/11/2021 |
| 2 | 3/94 Buckingham St RICHMOND 3121 | $890,000 | 29/11/2021 |
| 3 | 3/177 Kent St RICHMOND 3121 | $875,000 | 20/10/2021 |

**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: 21/01/2022 11:55

# 10/31 York Street, Richmond Vic 3121

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2 1 2

**Rooms:** 4
**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$850,000 - $935,000
**Median Unit Price**
September quarter 2021: $670,000

## Comparable Properties



**2/400 Church St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $940,000
**Method:** Sold Before Auction
**Date:** 04/11/2021
**Property Type:** Apartment

Agent Comments



**3/94 Buckingham St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $890,000
**Method:** Private Sale
**Date:** 29/11/2021
**Property Type:** Townhouse (Single)

Agent Comments



**3/177 Kent St RICHMOND 3121 (REI/VG)**

2 1 2

**Price:** $875,000
**Method:** Auction Sale
**Date:** 20/10/2021
**Rooms:** 3
**Property Type:** Unit

Agent Comments



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