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	23/81 Edinburgh Street, Richmond Vic 3121

Indicative selling price

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

Single price $299,500

Median sale price

Median price $608,500 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	4/7 Davison St RICHMOND 3121	$310,000	12/09/2023
2	7/65 Elizabeth St RICHMOND 3121	$300,000	06/07/2023
3	5/66 Buckingham St RICHMOND 3121	$300,000	07/08/2023

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: 11/10/2023 11:53

23/81 Edinburgh Street, Richmond Vic 3121

Ken Griffith
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1 1 1

Rooms: 2
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$299,500
Median Unit Price
June quarter 2023: $608,500

Comparable Properties



4/7 Davison St RICHMOND 3121 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 12/09/2023
Property Type: Apartment

Agent Comments



7/65 Elizabeth St RICHMOND 3121 (REI/VG)

1 1 1

Price: $300,000
Method: Private Sale
Date: 06/07/2023
Property Type: Unit

Agent Comments



5/66 Buckingham St RICHMOND 3121 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 07/08/2023
Property Type: Apartment

Agent Comments

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