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	26/8 Garfield 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 $597,500 Property Type Unit Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	414/11 David St RICHMOND 3121	$457,000	29/07/2023
2	116/253 Bridge Rd RICHMOND 3121	$470,000	31/05/2023
3	418/253 Bridge Rd RICHMOND 3121	$470,000	06/10/2023

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: 09/11/2023 14:47

26/8 Garfield Street, Richmond Vic 3121

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1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
September quarter 2023: $597,500

Comparable Properties



414/11 David St RICHMOND 3121 (REI/VG)

1 1 1

Price: $457,000
Method: Private Sale
Date: 29/07/2023
Property Type: Unit

Agent Comments



116/253 Bridge Rd RICHMOND 3121 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 31/05/2023
Property Type: Apartment

Agent Comments



418/253 Bridge Rd RICHMOND 3121 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 06/10/2023
Property Type: Apartment

Agent Comments

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