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	306/18 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $666,250 Property Type Unit Suburb Richmond

Period - From 01/07/2020 to 30/06/2021 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	12/38 Kensington Rd SOUTH YARRA 3141	$550,000	10/04/2021
2	310/18 Tanner St RICHMOND 3121	$502,500	03/08/2021
3	4/7 Davidson St SOUTH YARRA 3141	$500,000	27/05/2021

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: 17/09/2021 12:11

306/18 Tanner Street, Richmond Vic 3121



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Unit Price
Year ending June 2021: $666,250

Comparable Properties



12/38 Kensington Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $550,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Apartment

Agent Comments

- South Yarra location
- Leafy outlooks
- Renovated bathroom.



310/18 Tanner St RICHMOND 3121 (REI)

1 1 1

Price: $502,500
Method: Private Sale
Date: 03/08/2021
Property Type: Apartment

Agent Comments

- No views
- Same building and floorplan
- → no city views



4/7 Davidson St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $500,000
Method: Sold Before Auction
Date: 27/05/2021
Property Type: Apartment

Agent Comments

- Lower end of quote
- Smaller internal size
- Similar floorplan with carspace
- no city views

Account - Biggin & Scott | P: 03 9429 9177

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