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	3/82 Madden Grove, Richmond Vic 3121

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $680,000 Property Type Unit Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 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	16/275 Burnley St RICHMOND 3121	$495,000	18/11/2021
2	1/34 Davison St RICHMOND 3121	$481,000	17/01/2022
3	2/22-24 Darling St SOUTH YARRA 3141	$478,000	03/12/2021

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: 25/01/2022 14:27

3/82 Madden Grove, Richmond Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median Unit Price
Year ending December 2021: $680,000

Comparable Properties



16/275 Burnley St RICHMOND 3121 (REI/VG)
2 1 1

Agent Comments

Price: $495,000
Method: Sold Before Auction
Date: 18/11/2021
Property Type: Unit



1/34 Davison St RICHMOND 3121 (REI)
2 1 1

Agent Comments

Price: $481,000
Method: Private Sale
Date: 17/01/2022
Property Type: Apartment



2/22-24 Darling St SOUTH YARRA 3141 (REI)
2 1 -

Agent Comments

Price: $478,000
Method: Private Sale
Date: 03/12/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

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