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	8/16-18 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,487,000 Property Type House Suburb Richmond

Period - From 01/10/2020 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	39 Little Hoddle St RICHMOND 3121	$1,677,500	21/10/2021
2	8/11 Goodwood St RICHMOND 3121	$1,457,500	21/10/2021
3	106 Cremorne St CREMORNE 3121	$1,400,000	13/11/2021

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: 14/12/2021 14:13

8/16-18 Abinger Street, Richmond Vic 3121



3 2 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending September 2021: $1,487,000

Comparable Properties



39 Little Hoddle St RICHMOND 3121 (REI)

2 2 -

Price: $1,677,500
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)

Agent Comments



8/11 Goodwood St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,457,500
Method: Sold Before Auction
Date: 21/10/2021
Property Type: Townhouse (Res)

Agent Comments



106 Cremorne St CREMORNE 3121 (REI)

3 2 1

Price: $1,400,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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