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	1/23 River Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,472,500 Property Type House Suburb Richmond

Period - From 01/01/2022 to 31/03/2022 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	23/47 Westbank Tce RICHMOND 3121	$1,250,000	23/11/2021
2	409/6 Lisson Gr HAWTHORN 3122	$1,175,000	15/12/2021
3	1/53 Westbank Tce RICHMOND 3121	$1,105,000	19/02/2022

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: 03/05/2022 15:56

1/23 River Street, Richmond Vic 3121



3 2

Rooms: 4
Property Type: Unit
Land Size: 2558.987 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2022: $1,472,500

Comparable Properties

23/47 Westbank Tce RICHMOND 3121 (REI/VG)

3 2 1

Agent Comments

Price: $1,250,000
Method: Sold Before Auction
Date: 23/11/2021
Property Type: Unit



409/6 Lisson Gr HAWTHORN 3122 (REI)

3 3 2

Agent Comments

Price: $1,175,000
Method: Private Sale
Date: 15/12/2021
Property Type: Apartment



1/53 Westbank Tce RICHMOND 3121 (REI/VG)

3 2 1

Agent Comments

Price: $1,105,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9429 9177

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