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<br>Including suburb and postcode | 523/253 Bridge Road, Richmond Vic 3121 |

## Indicative selling price

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

Range between $375,000 & $400,000

## Median sale price

Median price $636,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 to 31/12/2022 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 | 319/253 Bridge Rd RICHMOND 3121 | $407,000 | 06/11/2022 |
| 2 | 203/183 Bridge Rd RICHMOND 3121 | $380,000 | 28/10/2022 |
| 3 | 201/253 Bridge Rd RICHMOND 3121 | $375,000 | 18/11/2022 |

**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: 20/02/2023 12:24

# 523/253 Bridge Road, Richmond Vic 3121



1 - 

**Property Type:**
Flat/Unit/Apartment (Res)
**Land Size:** 3514 sqm approx

Agent Comments

**Indicative Selling Price**
$375,000 - $400,000
**Median Unit Price**
Year ending December 2022: $636,000

## Comparable Properties



**319/253 Bridge Rd RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $407,000
**Method:** Private Sale
**Date:** 06/11/2022
**Property Type:** Apartment

Agent Comments



**203/183 Bridge Rd RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $380,000
**Method:** Private Sale
**Date:** 28/10/2022
**Property Type:** Apartment

Agent Comments



**201/253 Bridge Rd RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $375,000
**Method:** Private Sale
**Date:** 18/11/2022
**Property Type:** Apartment

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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