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	6/82 Madden Grove, Richmond Vic 3121

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $674,000 Property Type Unit Suburb Richmond

Period - From 01/10/2021 to 30/09/2022 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	4/36 Egan St RICHMOND 3121	$445,000	10/10/2022
2	8/185 Stawell St RICHMOND 3121	$470,000	06/07/2022
3			

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: 11/11/2022 09:35

6/82 Madden Grove, Richmond Vic 3121

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Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
Year ending September 2022: $674,000

Comparable Properties

4/36 Egan St RICHMOND 3121 (REI)

2 1 1

Price: $445,000
Method:
Date: 10/10/2022
Property Type: Apartment

Agent Comments



8/185 Stawell St RICHMOND 3121 (REI/VG)

2 1 1

Price: $470,000
Method: Sold Before Auction
Date: 06/07/2022
Property Type: Apartment

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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