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	5/11 River Street, Richmond Vic 3121

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $747,000 Property Type Townhouse Suburb Richmond

Period - From 23/05/2022 to 22/05/2023 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	6/25 River St RICHMOND 3121	$910,000	15/02/2023
2	101/4 Tullo Pl RICHMOND 3121	$860,000	18/12/2022
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: 23/05/2023 14:07

5/11 River Street, Richmond Vic 3121



2 -

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Townhouse Price
23/05/2022 - 22/05/2023: $747,000

Comparable Properties



6/25 River St RICHMOND 3121 (REI/VG)

2 1 2

Price: $910,000
Method: Sold Before Auction
Date: 15/02/2023
Property Type: Unit

Agent Comments



101/4 Tullo Pl RICHMOND 3121 (REI/VG)

2 2 1

Price: $860,000
Method: Private Sale
Date: 18/12/2022
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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