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	5/200 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $603,000 Property Type Unit Suburb Richmond

Period - From 01/04/2022 to 31/03/2023 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	10/200 Brighton St RICHMOND 3121	$667,000	01/04/2023
2	33/30 Murphy St SOUTH YARRA 3141	$650,000	23/01/2023
3	5/4A Gordon Gr SOUTH YARRA 3141	$621,000	06/05/2023

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: 29/05/2023 14:27

5/200 Brighton Street, Richmond Vic 3121



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Rooms: 3
Property Type: Flat
Land Size: 1791.042 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending March 2023: $603,000

Comparable Properties



10/200 Brighton St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $667,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Apartment



33/30 Murphy St SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $650,000
Method: Private Sale
Date: 23/01/2023
Property Type: Apartment



5/4A Gordon Gr SOUTH YARRA 3141 (REI)

2 1 2

Agent Comments

Price: $621,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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