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	104/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between $380,000 & $400,000

Median sale price

Median price $580,000 Property Type Unit Suburb Richmond

Period - From 01/10/2022 to 30/09/2023 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	408/2 Mcgoun St RICHMOND 3121	$400,000	14/09/2023
2	508B/609 Victoria St ABBOTSFORD 3067	$385,000	10/10/2023
3	109/339 Burnley St RICHMOND 3121	$378,500	21/09/2023

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: 27/10/2023 13:24

104/45 York Street, Richmond Vic 3121



1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$380,000 - $400,000
Median Unit Price
Year ending September 2023: $580,000

Comparable Properties



408/2 Mcgoun St RICHMOND 3121 (REI/VG)

1 1 1

Agent Comments

Price: $400,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Apartment



508B/609 Victoria St ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $385,000
Method: Private Sale
Date: 10/10/2023
Property Type: Apartment



109/339 Burnley St RICHMOND 3121 (REI)

1 1 1

Agent Comments

Price: $378,500
Method: Private Sale
Date: 21/09/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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