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	232/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between $500,000 & $515,000

Median sale price

Median price $670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	404/20 Burnley St RICHMOND 3121	$540,000	06/12/2021
2	711/20 Shamrock St ABBOTSFORD 3067	$520,000	23/11/2021
3	316/11 Flockhart St ABBOTSFORD 3067	$500,000	30/11/2021

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: 20/12/2021 10:10



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Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $515,000
Median Unit Price
Year ending September 2021: $670,000

Comparable Properties



404/20 Burnley St RICHMOND 3121 (REI)

2 2 1

Price: $540,000
Method: Sold Before Auction
Date: 06/12/2021
Property Type: Apartment

Agent Comments



711/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $520,000
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment

Agent Comments



316/11 Flockhart St ABBOTSFORD 3067 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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