

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

109/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2024

to

31/03/2024

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	106/120 Palmer St RICHMOND 3121	\$620,000	22/12/2023
2	211/17 Lynch St HAWTHORN 3122	\$620,000	01/03/2024
3	308/45 York St RICHMOND 3121	\$585,000	20/02/2024

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:

15/04/2024 14:36



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

March quarter 2024: \$575,000

Comparable Properties



106/120 Palmer St RICHMOND 3121 (VG)

Agent Comments

2
 -
 -

Price: \$620,000

Method: Sale

Date: 22/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



211/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments

2
 2
 1

Price: \$620,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment



308/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$585,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment