

# 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

212/18 Tanner Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$495,000

### Median sale price

Median price \$599,500

Property Type Unit

Suburb Richmond

Period - From 27/06/2023

to 26/06/2024

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	405/1 Margaret St RICHMOND 3121	\$522,500	04/05/2024
2	101/1 Dyer St RICHMOND 3121	\$500,000	27/02/2024
3	302/1 Margaret St RICHMOND 3121	\$480,000	16/05/2024

**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:

27/06/2024 15:47



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$495,000

**Median Unit Price**

27/06/2023 - 26/06/2024: \$599,500

## Comparable Properties



**405/1 Margaret St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   
 1   
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**Price:** \$522,500

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Unit



**101/1 Dyer St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   
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**Price:** \$500,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** Apartment



**302/1 Margaret St RICHMOND 3121 (REI)**

**Agent Comments**

1   
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**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 16/05/2024

**Property Type:** Apartment