

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 8/141 Hoddle Street, Richmond Vic 3121

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$637,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2024

to 30/06/2024

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	6/1 Ellis St RICHMOND 3121	\$530,000	06/03/2024
2	12/197 Lennox St RICHMOND 3121	\$591,000	29/02/2024
3	8/44 Coppin St RICHMOND 3121	\$520,000	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:

05/08/2024 13:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$535,000

Median Unit Price

June quarter 2024: \$637,500

Comparable Properties



6/1 Ellis St RICHMOND 3121 (REI)

Agent Comments

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Price: \$530,000

Method: Private Sale

Date: 06/03/2024

Property Type: Unit



12/197 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$591,000

Method: Private Sale

Date: 29/02/2024

Rooms: 3

Property Type: Unit



8/44 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$520,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000