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	12/53 Westbank Terrace, Richmond Vic 3121

Indicative selling price

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

Single price $540,000

Median sale price

Median price $530,000 Property Type Unit Suburb Richmond

Period - From 16/09/2023 to 15/09/2024 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	10/1b Kinkora Rd HAWTHORN 3122	$515,000	29/08/2024
2	207/1 Barnet Way RICHMOND 3121	$550,000	27/08/2024
3	309/9 Griffiths St RICHMOND 3121	$540,900	30/06/2024

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: 16/09/2024 16:19

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000
Median Unit Price
16/09/2023 - 15/09/2024: $530,000

Comparable Properties



10/1b Kinkora Rd HAWTHORN 3122 (REI)

1 1 1

Price: $515,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: Apartment

Agent Comments



207/1 Barnet Way RICHMOND 3121 (REI)

1 1 1

Price: $550,000
Method: Private Sale
Date: 27/08/2024
Property Type: Apartment

Agent Comments



309/9 Griffiths St RICHMOND 3121 (REI/VG)

1 1 1

Price: $540,900
Method: Private Sale
Date: 30/06/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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