

# 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

1/45 York Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$500,000 & \$525,000

### 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	229/40 Stanley St COLLINGWOOD 3066	\$530,000	16/08/2024
2	305/183 Bridge Rd RICHMOND 3121	\$500,000	18/07/2024
3	3/8 Garfield St RICHMOND 3121	\$550,000	15/05/2024

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: 11/09/2024 11:00



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

June quarter 2024: \$637,500

## Comparable Properties



229/40 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 16/08/2024

Property Type: Apartment



305/183 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 18/07/2024

Property Type: Unit



3/8 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: Unit

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