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	1/257 Swan Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,250,000 & $1,300,000

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	402/251 Swan St RICHMOND 3121	$1,250,000	05/07/2024
2	202/4 Stawell St RICHMOND 3121	$1,335,000	14/06/2024
3	188 Buckingham St RICHMOND 3121	$1,263,000	28/03/2024

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: 27/08/2024 15:00



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median Unit Price
June quarter 2024: $637,500

Comparable Properties

402/251 Swan St RICHMOND 3121 (REI)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 05/07/2024
Property Type: Apartment

Agent Comments



202/4 Stawell St RICHMOND 3121 (REI)

3 2 2

Price: $1,335,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment

Agent Comments



188 Buckingham St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,263,000
Method: Sold Before Auction
Date: 28/03/2024
Property Type: Townhouse (Res)
Land Size: 105 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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