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	2/63 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $582,000 Property Type Unit Suburb Richmond

Period - From 30/10/2023 to 29/10/2024 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	3/259 Lennox St RICHMOND 3121	$720,000	04/08/2024
2	3/63 Erin St RICHMOND 3121	$727,000	27/04/2024
3			

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: 30/10/2024 14:30

2/63 Erin Street, Richmond Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
30/10/2023 - 29/10/2024: $582,000

Comparable Properties



3/259 Lennox St RICHMOND 3121 (REI/VG)

2 2 -

Agent Comments

Price: $720,000
Method: Sold Before Auction
Date: 04/08/2024
Property Type: Unit



3/63 Erin St RICHMOND 3121 (REI/VG)

2 2 -

Agent Comments

Price: $727,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Apartment

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.

Account - BigginScott | P: 03 9426 4000

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