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	504/486 Victoria Street, Richmond Vic 3121

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $525,000 Property Type Unit Suburb Richmond

Period - From 18/11/2023 to 17/11/2024 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	212/339 Burnley St RICHMOND 3121	$480,000	21/10/2024
2	221/14 David St RICHMOND 3121	$462,000	21/09/2024
3	205/366 Church St RICHMOND 3121	$485,000	24/07/2024

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: 18/11/2024 10:38

504/486 Victoria Street, Richmond Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
18/11/2023 - 17/11/2024: $525,000

Comparable Properties



212/339 Burnley St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $480,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment

221/14 David St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $462,000
Method: Private Sale
Date: 21/09/2024
Property Type: Apartment



205/366 Church St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $485,000
Method: Private Sale
Date: 24/07/2024
Property Type: Unit

Account - BigginScott | P: 03 9426 4000

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