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	605/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $599,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 30/09/2024 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	303/3 Kennedy Av RICHMOND 3121	$875,000	22/08/2024
2	51 Little Hoddle St RICHMOND 3121	$915,000	04/07/2024
3	70/8 Wallen Rd HAWTHORN 3122	$953,000	14/05/2024

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: 13/11/2024 09:51

605/120 Palmer Street, Richmond Vic 3121



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending September 2024: $599,000

Comparable Properties



303/3 Kennedy Av RICHMOND 3121 (REI)

2 2 1

Price: $875,000
Method: Sold Before Auction
Date: 22/08/2024
Property Type: Apartment

Agent Comments



51 Little Hoddle St RICHMOND 3121 (REI)

2 1 1

Price: $915,000
Method: Sold Before Auction
Date: 04/07/2024
Property Type: Apartment

Agent Comments



70/8 Wallen Rd HAWTHORN 3122 (REI/VG)

2 2 2

Price: $953,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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