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	1/63 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $580,000 Property Type Unit Suburb Richmond

Period - From 04/12/2023 to 03/12/2024 Source Property Data

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	2/63 Erin St RICHMOND 3121	$650,000	08/11/2024
2	7/26 Charlotte St RICHMOND 3121	$685,000	05/08/2024
3	3/259 Lennox St RICHMOND 3121	$720,000	04/08/2024

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: 04/12/2024 08:43

1/63 Erin Street, Richmond Vic 3121



Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
04/12/2023 - 03/12/2024: $580,000

Comparable Properties



2/63 Erin St RICHMOND 3121 (REI)
2 | 2 | -

Price: $650,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments



7/26 Charlotte St RICHMOND 3121 (REI/VG)
2 | 1 | -

Price: $685,000
Method: Sold Before Auction
Date: 05/08/2024
Property Type: Unit

Agent Comments



3/259 Lennox St RICHMOND 3121 (REI/VG)
2 | 2 | -

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

Agent Comments

Account - BigginScott | P: 03 9426 4000

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