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<br>Including suburb and postcode | 8/7 Adam Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $475,000 & $520,000

## Median sale price

Median price $565,000 Property Type Unit Suburb Richmond

Period - From 01/07/2024 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 | 2/40-44 Lord St RICHMOND 3121 | $525,000 | 28/11/2024 |
| 2 | 3/21 Somerset St RICHMOND 3121 | $500,000 | 09/11/2024 |
| 3 | 29/81 Edinburgh St RICHMOND 3121 | $481,000 | 26/10/2024 |

**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: 18/12/2024 09:27

# 8/7 Adam Street, Richmond Vic 3121



2 1 1

**Rooms:** 4
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$475,000 - $520,000
**Median Unit Price**
September quarter 2024: $565,000

## Comparable Properties



**2/40-44 Lord St RICHMOND 3121 (REI)**

2 1 1

**Price:** $525,000
**Method:** Private Sale
**Date:** 28/11/2024
**Property Type:** Apartment

Agent Comments



**3/21 Somerset St RICHMOND 3121 (REI)**

2 1 1

**Price:** $500,000
**Method:** Auction Sale
**Date:** 09/11/2024
**Property Type:** Unit

Agent Comments



**29/81 Edinburgh St RICHMOND 3121 (REI)**

2 1 1

**Price:** $481,000
**Method:** Private Sale
**Date:** 26/10/2024
**Property Type:** Unit

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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