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 | 4/201 Punt Road, Richmond Vic 3121 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $419,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $590,000 | Property Type | Unit | Suburb | Richmond |
| Period - From | 01/01/2024 | to | 31/12/2024 | 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.

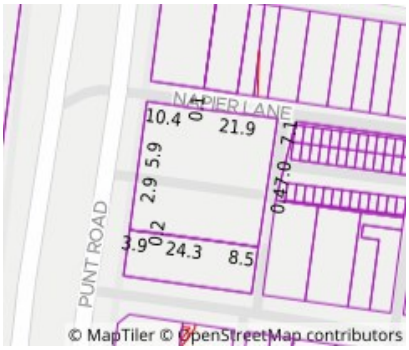
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 1/1-11 Grey St EAST MELBOURNE 3002 | $437,000 | 06/11/2024 |
| 2 | 2/12-26 Marine Pde ABBOTSFORD 3067 | $440,000 | 24/09/2024 |
| 3 | 2/34 Leslie St RICHMOND 3121 | $395,000 | 29/08/2024 |

**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: 31/01/2025 16:24

# 4/201 Punt Road, Richmond Vic 3121




**Property Type:**
Agent Comments

**Indicative Selling Price**
$419,000
**Median Unit Price**
Year ending December 2024: $590,000

## Comparable Properties



**1/1-11 Grey St EAST MELBOURNE 3002 (REI)**

1 1 1

**Price:** $437,000
**Method:** Private Sale
**Date:** 06/11/2024
**Property Type:** Unit

Agent Comments



**2/12-26 Marine Pde ABBOTSFORD 3067 (REI)**

1 1 1

**Price:** $440,000
**Method:** Private Sale
**Date:** 24/09/2024
**Property Type:** Unit

Agent Comments



**2/34 Leslie St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $395,000
**Method:** Private Sale
**Date:** 29/08/2024
**Property Type:** Unit

Agent Comments

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

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