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	204/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between $685,000 & $750,000

Median sale price

Median price $767,000 Property Type Townhouse Suburb Richmond

Period - From 08/11/2021 to 07/11/2022 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	110/36 Regent St RICHMOND 3121	$725,000	10/06/2022
2	24/22-24 Bosisto St RICHMOND 3121	$715,000	15/07/2022
3	104/366 Church St RICHMOND 3121	$695,000	04/07/2022

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: 08/11/2022 10:19

204/253 Bridge Road, Richmond Vic 3121

shelter. Real Estate
Will Anderson
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2 2 2

Rooms: 4
Property Type: Apartment

Indicative Selling Price
$685,000 - $750,000
Median Townhouse Price
08/11/2021 - 07/11/2022: $767,000

Agent Comments

Tucked at the rear of the well-crafted ARK building and blessed with a north west corner position providing spades of light, this modern home offers effortless convenience inside and out

Comparable Properties

110/36 Regent St RICHMOND 3121 (REI/VG)

3 2 1

Price: $725,000
Method: Sold Before Auction
Date: 10/06/2022
Property Type: Apartment

Agent Comments



24/22-24 Bosisto St RICHMOND 3121 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 15/07/2022
Property Type: Apartment

Agent Comments



104/366 Church St RICHMOND 3121 (REI/VG)

2 1 1

Price: $695,000
Method: Private Sale
Date: 04/07/2022
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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