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

305/8 Howard Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$735,000		&		\$785,000					
Median sale p	rice									
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10/411 Toorak Rd TOORAK 3142	\$780,000	04/05/2024
2	301/172 Lennox St RICHMOND 3121	\$768,000	05/04/2024
3	901/1 Clara St SOUTH YARRA 3141	\$740,000	12/04/2024

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:

15/05/2024 10:10









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$735,000 - \$785,000 Median Unit Price Year ending March 2024: \$601,000

Comparable Properties



10/411 Toorak Rd TOORAK 3142 (REI)



Price: \$780,000 Method: Auction Sale Date: 04/05/2024 Property Type: Unit Agent Comments

301/172 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$768,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

901/1 Clara St SOUTH YARRA 3141 (REI)

1 2 **1 2** 2

Agent Comments



Price: \$740,000 Method: Private Sale Date: 12/04/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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