

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

117/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$490,000

&

\$530,000

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	310/12 Coppin St RICHMOND 3121	\$527,500	05/10/2024
2	811/1 Dyer St RICHMOND 3121	\$511,000	08/08/2024
3	309/9 Griffiths St RICHMOND 3121	\$540,900	30/06/2024

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:

28/10/2024 11:49



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

September quarter 2024: \$565,000

Comparable Properties



310/12 Coppin St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$527,500

Method: Private Sale

Date: 05/10/2024

Property Type: Apartment



811/1 Dyer St RICHMOND 3121 (VG)

Agent Comments

1 Bed - Bath - Car

Price: \$511,000

Method: Sale

Date: 08/08/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



309/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$540,900

Method: Private Sale

Date: 30/06/2024

Property Type: Apartment

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