Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	206/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between	\$620,000	&	\$660,000

Median sale price

Median price	\$562,500	Pro	perty Type Ur	it		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025	Sc	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.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	310/8 Garfield St RICHMOND 3121	\$670,000	13/05/2025
2	2/92-94 Charles St ABBOTSFORD 3067	\$673,000	12/04/2025
3	215/33 Judd St RICHMOND 3121	\$600,000	12/03/2025

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:	03/06/2025 12:48



Date of sale



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> **Indicative Selling Price** \$620,000 - \$660,000 **Median Unit Price** March quarter 2025: \$562,500





Property Type: Apartment **Agent Comments**

Comparable Properties



310/8 Garfield St RICHMOND 3121 (REI)

Price: \$670,000 Method: Private Sale Date: 13/05/2025

Property Type: Apartment

Agent Comments



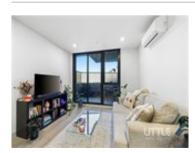
2/92-94 Charles St ABBOTSFORD 3067 (REI)

2

Price: \$673,000 Method: Auction Sale Date: 12/04/2025

Property Type: Apartment

Agent Comments



215/33 Judd St RICHMOND 3121 (REI/VG)

Price: \$600,000 Method: Private Sale

Agent Comments

Date: 12/03/2025 Property Type: Apartment

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





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