

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	408/120 Palmer Street, Richmond Vic 3121
---	--

Indicative selling price

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

Range between	\$320,000	&	\$350,000
---------------	-----------	---	-----------

Median sale price

Median price	\$495,000	House		Unit	X	Suburb	Richmond
Period - From	01/10/2017	to	31/12/2017	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	4/20 Burnley St RICHMOND 3121	\$375,000	11/08/2017
2	212/28 Burnley St RICHMOND 3121	\$375,000	06/09/2017
3	10/9 Somerset St RICHMOND 3121	\$341,000	11/11/2017

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.



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
December quarter 2017: \$495,000

Comparable Properties



4/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 11/08/2017
Rooms: -
Property Type: Apartment



212/28 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 06/09/2017
Rooms: 2
Property Type: Apartment



10/9 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$341,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 3
Property Type: Apartment