

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 402/38 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Single price \$449,500

Median sale price

Median price \$590,000 House Unit X Suburb Richmond

Period - From 01/07/2016 to 30/06/2017 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	117/251-253 Bridge Rd RICHMOND 3121	\$490,000	02/07/2017
2	408/166 Wellington Pde EAST MELBOURNE 3002	\$465,000	19/07/2017
3	2/66 Buckingham St RICHMOND 3121	\$450,000	05/06/2017

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.~~



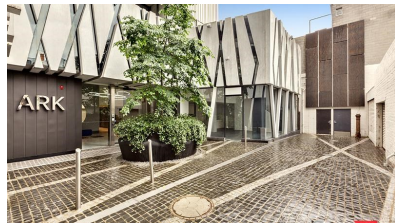
 1  1  1

Rooms:
Property Type: Apartment
Land Size: 57 sqm approx
Agent Comments

Indicative Selling Price
\$449,500
Median Unit Price
Year ending June 2017: \$590,000

This sleek and stylish apartment in the sought after 'Light Edge' development is sure to impress. With the ultimate Richmond lifestyle on offer, enjoy instant access to the plethora of nearby boutique shops and restaurants. The finishes are of the highest quality with stone bench tops and natural stone splash back. An open-plan living/dining area leads effortlessly to a large undercover balcony. With a generously proportioned bedroom featuring built in robes and a sleek and modern bathroom with built in European laundry.

Comparable Properties



117/251-253 Bridge Rd RICHMOND 3121 (REI/VG)

 1  1  1

Price: \$490,000
Method: Private Sale
Date: 02/07/2017
Rooms: -
Property Type: Apartment

Agent Comments

Similar apartment layout and size. Situated on Bridge Road



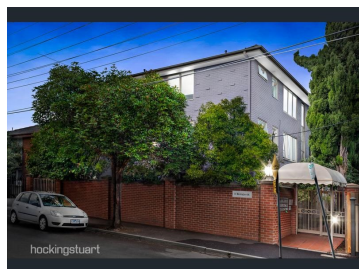
408/166 Wellington Pde EAST MELBOURNE 3002 (REI)

 1  1  -

Price: \$465,000
Method: Private Sale
Date: 19/07/2017
Rooms: -
Property Type: Apartment

Agent Comments

Neat, older style larger building. Smaller Apartment. No balcony. No Car Spot.



2/66 Buckingham St RICHMOND 3121 (REI)

 1  1  1

Price: \$450,000
Method: Private Sale
Date: 05/06/2017
Rooms: 2
Property Type: Apartment

Agent Comments

Similar Apartment size & location.