

## 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 7/45 York Street, Richmond Vic 3121**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$0

&amp;

\$0

**Median sale price**

Median price

\$590,000

House

Unit

X

Suburb

Richmond

Period - From

01/04/2017

to

30/06/2017

Source

REIV

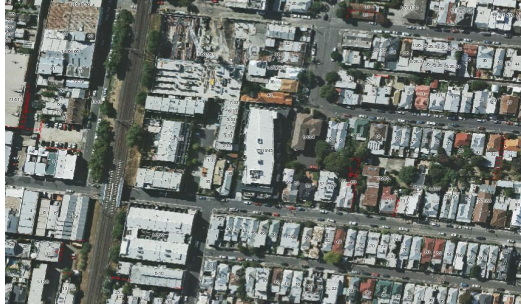
**Comparable property sales (\*Delete A or B below as applicable)**

**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		
2		
3		

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**301/41-49 York St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 2

**Property Type:** Apartment



**302/45-49 York St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 22/12/2016

**Rooms:** 2

**Property Type:** House

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.