

## 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

310/71 CANTERBURY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 6 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

106/71 CANTERBURY STREET RICHMOND VIC 3121	\$611,000	28-Mar-22
507/71 CANTERBURY STREET RICHMOND VIC 3121	\$670,000	23-Dec-21
404/360 BURNLEY STREET RICHMOND VIC 3121	\$660,000	13-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 14 April 2023



**106/71 CANTERBURY STREET  
 RICHMOND VIC 3121**

 2  2  1

Sold Price **\$611,000** Sold Date **28-Mar-22**

Distance **0km**



**507/71 CANTERBURY STREET  
 RICHMOND VIC 3121**

 2  2  1

Sold Price **\$670,000** Sold Date **23-Dec-21**

Distance **0km**



**404/360 BURNLEY STREET  
 RICHMOND VIC 3121**

 2  2  1

Sold Price **\$660,000** Sold Date **13-Jun-22**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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