

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

5 Cotter Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$920,000

Median sale price

Median price

\$1,352,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2020

to

30/09/2020

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	307 Punt Rd RICHMOND 3121	\$910,000	03/12/2020
2	1a Tudor St RICHMOND 3121	\$910,000	14/11/2020
3	4 Cameron St RICHMOND 3121	\$890,000	20/06/2020

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:

12/12/2020 13:36



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Property Type: House (Res)

Land Size: 118 sqm approx

Agent Comments

Indicative Selling Price

\$920,000

Median House Price

September quarter 2020: \$1,352,000

Comparable Properties



307 Punt Rd RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$910,000

Method: Private Sale

Date: 03/12/2020

Property Type: House



1a Tudor St RICHMOND 3121 (REI)

Agent Comments

2 2 -

Price: \$910,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House (Res)

Land Size: 123 sqm approx



4 Cameron St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$890,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 154 sqm approx