Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Cotter Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Single pric	e \$920,000							
Median sale p	rice							
Median price	\$1,352,000	Pro	operty Type House			Suburb	Richmond	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress 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



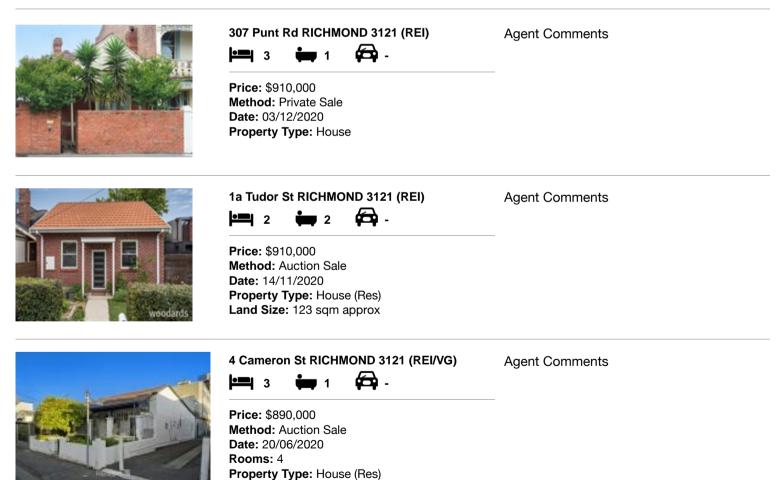






Property Type: House (Res) **Land Size:** 118 sqm approx Agent Comments Indicative Selling Price \$920,000 Median House Price September quarter 2020: \$1,352,000

Comparable Properties



Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180

Land Size: 154 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.