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 2/1 Hunter Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Single pric	e \$1,195,000							
Median sale p	rice							
Median price	\$1,332,500	Pro	operty Type	Ηοι	ise		Suburb	Richmond
Period - From	01/10/2019	to	31/12/2019)	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	1/81 Abinger St RICHMOND 3121	\$1,210,000	12/10/2019
2	5 Cutter St RICHMOND 3121	\$1,155,000	21/09/2019
3	14/47 Mary St RICHMOND 3121	\$1,130,000	26/10/2019

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:

29/01/2020 14:41







Property Type: Townhouse (Res) Agent Comments

Daniel Atsis 03 9421 7100 0408 556 927 datsis@hockingstuart.com.au

Indicative Selling Price \$1,195,000 **Median House Price** December quarter 2019: \$1,332,500

Comparable Properties

1/81 Abinger St RICHMOND 3121 (REI/VG)



Price: \$1,210,000 Method: Auction Sale Date: 12/10/2019 Property Type: Townhouse (Res)

5 Cutter St RICHMOND 3121 (REI/VG)

- 3 2

Price: \$1,155,000 Method: Auction Sale Date: 21/09/2019 Property Type: Townhouse (Res)



14/47 Mary St RICHMOND 3121 (REI)



Agent Comments

Agent Comments

Agent Comments

Property Type: Townhouse (Res)

Price: \$1,130,000 Method: Auction Sale Date: 26/10/2019 Rooms: 4

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



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.