

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

622 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000

&

\$1,475,000

Median sale price

Median price \$1,442,000

House

X

Unit

Suburb Richmond

Period - From 01/07/2017

to

30/09/2017

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	9 Randolph St HAWTHORN 3122	\$1,460,000	29/07/2017
2	15 Darlington Pde RICHMOND 3121	\$1,365,000	20/10/2017
3	16 Bendigo St RICHMOND 3121	\$1,350,000	12/07/2017

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.



3
 1
 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,475,000

Median House Price

September quarter 2017: \$1,442,000

Comparable Properties



9 Randolph St HAWTHORN 3122 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,460,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 293 sqm approx



15 Darlington Pde RICHMOND 3121 (REI)

Agent Comments

3
 2
 -

Price: \$1,365,000

Method: Private Sale

Date: 20/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 180 sqm approx

16 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

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 1
 -

Price: \$1,350,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 209 sqm approx