

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	622 Bridge Road, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,475,000
riange between	Ψ1,000,000	ŭ	41,110,000

Median sale price

Median price	\$1,442,000	Hou	ise 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.

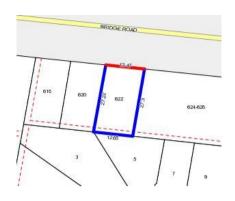
Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





Generated: 12/01/2018 09:56

hockingstuart





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)

-3

i

6

Price: \$1,460,000 **Method:** Auction Sale **Date:** 29/07/2017

Rooms: -

Property Type: House (Res) Land Size: 293 sqm approx Agent Comments



15 Darlington Pde RICHMOND 3121 (REI)

•

_

6 -

Price: \$1,365,000 **Method:** Private Sale **Date:** 20/10/2017

Rooms: 4

Property Type: House (Res) **Land Size:** 180 sqm approx

Agent Comments

16 Bendigo St RICHMOND 3121 (REI/VG)

— 3

- 1

Price: \$1,350,000 Method: Private Sale Date: 12/07/2017

Rooms: -

Property Type: House (Res) Land Size: 209 sqm approx

Agent Comments

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





Generated: 12/01/2018 09:56