

# 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

27 Corsair Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$1,472,500

Property Type House

Suburb Richmond

Period - From 01/01/2022

to 31/03/2022

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 | 39 Glass St RICHMOND 3121      | \$980,000 | 30/03/2022   |
| 2 | 40 Rowena Pde RICHMOND 3121    | \$975,000 | 23/12/2021   |
| 3 | 3 Albert St ABBOTSFORD 3067    | \$899,000 | 27/02/2022   |

**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:

09/05/2022 15:52

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

March quarter 2022: \$1,472,500



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**39 Glass St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 30/03/2022

**Property Type:** House



**40 Rowena Pde RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$975,000

**Method:** Private Sale

**Date:** 23/12/2021

**Property Type:** House

**Land Size:** 75 sqm approx



**3 Albert St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$899,000

**Method:** Private Sale

**Date:** 27/02/2022

**Property Type:** House

**Land Size:** 99 sqm approx

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