

# RT Edgar

## STATEMENT OF INFORMATION

8 March 2019

### Property offered for sale

63 Gardner 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

& \$990,000

### Median sale price

Median price	\$1,295,000	House	X	Unit	Suburb	Richmond
Period - From	01/10/2018	to	31/12/2018	Source	REIV	

### Comparable property sales

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Richard Nowak consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 61a Laity St RICHMOND 3121	\$975,000	20/10/2018
<b>2</b> 9 Bennett St RICHMOND 3121	\$920,000	30/10/2018
<b>3</b> 239 Burnley St RICHMOND 3121	\$800,000	17/11/2018