

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

4 Allowah Terrace, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Richmond

Period - From 01/01/2019

to 31/12/2019

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	173 Lord St RICHMOND 3121	\$1,080,000	05/10/2019
2	14 Cameron St RICHMOND 3121	\$1,075,000	28/09/2019
3	23 James St ABBOTSFORD 3067	\$1,025,000	13/12/2019

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:

16/03/2020 10:12



Property Type: House (Previously Occupied - Detached)
Land Size: 213 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2019: \$1,260,000

Comparable Properties



173 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 161 sqm approx



14 Cameron St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 28/09/2019
Property Type: House
Land Size: 216 sqm approx



23 James St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Sold Before Auction
Date: 13/12/2019
Property Type: House (Res)
Land Size: 232 sqm approx