

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

31 River Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,330,000

Median sale price

Median price \$1,461,000

Property Type House

Suburb Richmond

Period - From 01/04/2021

to

30/06/2021

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	6 Dove PI RICHMOND 3121	\$1,310,000	08/08/2021
2	9 Koorang La RICHMOND 3121	\$1,270,000	05/08/2021
3	2/19 Manton St RICHMOND 3121	\$1,270,000	03/09/2021

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:

13/09/2021 18:09



Rooms: 4
Property Type: Townhouse
Agent Comments

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Indicative Selling Price
\$1,250,000 - \$1,330,000
Median House Price
June quarter 2021: \$1,461,000

Comparable Properties



6 Dove PI RICHMOND 3121 (REI)

Agent Comments



Price: \$1,310,000
Method: Sold Before Auction
Date: 08/08/2021
Property Type: Townhouse (Res)



9 Koorang La RICHMOND 3121 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 05/08/2021
Property Type: Townhouse (Single)



2/19 Manton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 03/09/2021
Property Type: Townhouse (Single)

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