



Rooms:
Property Type:
Land Size:
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 March quarter 2017: \$1,482,500

Comparable Properties



25 Stillman St RICHMOND 3121 (REI)



Price: \$1,600,000
Method: Private Sale
Date: 07/02/2017
Rooms: -
Property Type: Land
Land Size: 209 sqm

Agent Comments

This land was sold with permit to build two townhouses and was in a superior location.



3 Jika PI RICHMOND 3121 (VG)



Price: \$915,000
Method: Sale
Date: 28/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 140 sqm

Agent Comments

This was sold with permits and is in a better location.



51 Hunter St RICHMOND 3121 (REI/VG)



Price: \$1,145,000
Method: Auction Sale
Date: 19/11/2016
Rooms: 3
Property Type: House (Res)
Land Size: 189 sqm

Agent Comments

Existing dwelling but needed a complete renovation and greater land size. Have a liveable dwelling on it.

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 Roberts Way, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,482,500

House X

Suburb Richmond

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
25 Stillman St RICHMOND 3121	\$1,600,000	07/02/2017
3 Jika PI RICHMOND 3121	\$915,000	28/11/2016
51 Hunter St RICHMOND 3121	\$1,145,000	19/11/2016