

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

5 Bliss Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,212,000 & \$1,333,200

Median sale price

Median price \$1,457,000 Property Type House Suburb Richmond

Period - From 29/10/2020 to 28/10/2021 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	84 Bendigo St RICHMOND 3121	\$1,331,500	26/10/2021
2	48 Lyndhurst St RICHMOND 3121	\$1,290,000	23/10/2021
3	17 Howard St RICHMOND 3121	\$1,212,000	13/10/2021

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: 29/10/2021 10:42



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,212,000 - \$1,333,200

Median House Price

29/10/2020 - 28/10/2021: \$1,457,000

Comparable Properties



84 Bendigo St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,331,500

Method: Sold Before Auction

Date: 26/10/2021

Property Type: House



48 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)



17 Howard St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,212,000

Method: Auction Sale

Date: 13/10/2021

Property Type: House (Res)

Account - Parkes Property | P: 9840 1111 | F: 9840 1570