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
22 The Crofts, Richmond Vic 3121

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price	$1,487,000	Property Type	House	Suburb	Richmond
Period - From	22/03/2021	to 21/03/2022		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 8 Francis St RICHMOND 3121	$1,205,000	14/10/2021
2 17 Howard St RICHMOND 3121	$1,212,000	13/10/2021
3 28 Canterbury St RICHMOND 3121	$1,250,000	18/12/2021

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: 22/03/2022 09:28

CONSUMER AFFAIRS VICTORIA

Daniel Atsis
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Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
22/03/2021 - 21/03/2022: $1,487,000

🛏 2   🛁 1   🚗 0

Rooms: 3
Property Type: House

Agent Comments

Comparable Properties

8 Francis St RICHMOND 3121 (REI/VG)

🛏 2   🛁 1   🚗 -

Price: $1,205,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments

17 Howard St RICHMOND 3121 (REI/VG)

🛏 2   🛁 1   🚗 -

Price: $1,212,000
Method: Auction Sale
Date: 13/10/2021
Property Type: House (Res)
Land Size: 119 sqm approx

Agent Comments

28 Canterbury St RICHMOND 3121 (REI)

🛏 2   🛁 1   🚗 -

Price: $1,250,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180