

# 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 Glass Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$1,352,000 Property Type House Suburb Richmond

Period - From 01/07/2020 to 30/09/2020 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	51 Bunting St RICHMOND 3121	\$1,080,000	29/10/2020
2	58 Farmer St RICHMOND 3121	\$1,065,000	08/07/2020
3	32 Peers St RICHMOND 3121	\$1,060,000	13/10/2020

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:

23/11/2020 10:57

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**Indicative Selling Price**

\$1,050,000 - \$1,100,000

**Median House Price**

September quarter 2020: \$1,352,000



2 1 0

**Rooms:** 3

**Property Type:** House

**Land Size:** 116.061 sqm approx

Agent Comments

## Comparable Properties



**51 Bunting St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 29/10/2020

**Property Type:** House (Res)

**Land Size:** 104 sqm approx



**58 Farmer St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,065,000

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 139 sqm approx



**32 Peers St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 13/10/2020

**Property Type:** House (Res)