

# 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

34 Bunting 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 01/10/2020 to 31/12/2020 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	9a Cutter St RICHMOND 3121	\$937,000	10/12/2020
2	1a Tudor St RICHMOND 3121	\$910,000	14/11/2020
3	5 Cotter St RICHMOND 3121	\$899,000	25/12/2020

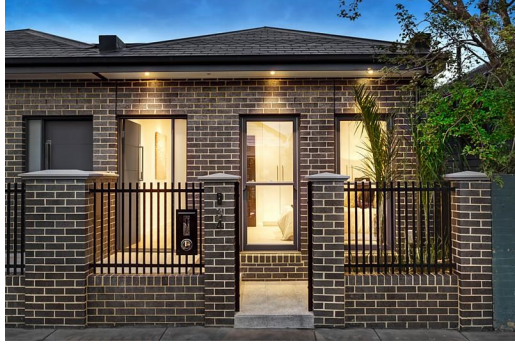
**OR**

~~**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:

23/02/2021 13:42

34 Bunting Street, Richmond Vic 3121



2 1 0

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

December quarter 2020: \$1,440,000

## Comparable Properties



**9a Cutter St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$937,000

**Method:** Sold Before Auction

**Date:** 10/12/2020

**Property Type:** House (Res)

**Land Size:** 107 sqm approx



**1a Tudor St RICHMOND 3121 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** House (Res)

**Land Size:** 123 sqm approx



**5 Cotter St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$899,000

**Method:** Private Sale

**Date:** 25/12/2020

**Property Type:** House

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472