

Edward Lloyd 03 9421 7100 0408 276 103 elloyd@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address 7 North Including suburb and postcode		et, Richmond \	/ic 3121		
Indicative selling price	ce				
For the meaning of this p	orice see con	sumer.vic.gov.a	au/underquoting		
Range between \$750,000		&	\$780,000		
Median sale price					
Median price \$1,310,	000 Hou	use X	Unit	Suburb	Richmond
Period - From 01/01/2	2017 to	31/12/2017	Source	REIV	
Comparable property sales (*Delete A or B below as applicable)					
	estate agent			ne property for sale lers to be most cor	
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
P* The estate ager	at or ogoatic :	ronkoontatiko k	rocconobly bolicy:	o that favor than t	hraa aammarahla

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.

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> Indicative Selling Price \$750,000 - \$780,000 Median House Price

Year ending December 2017: \$1,310,000





Property Type: House (Previously

Occupied - Detached)

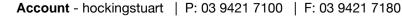
Land Size: 130 sqm approx

Agent Comments

There were no comparable properties of this size and this condition in Richmond

Comparable Properties

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