

## 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	3/58 Type Street, Richmond Vic 3121
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### Indicative selling price

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

Range between	\$445,000	&	\$470,000
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### Median sale price

Median price	\$595,000	House		Unit	X	Suburb	Richmond
Period - From	01/07/2017	to	30/09/2017	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	4/54-60 Bendigo St RICHMOND 3121	\$465,000	01/08/2017
2	2/155 Power St HAWTHORN 3122	\$463,000	09/09/2017
3	17/28 Wattle Rd HAWTHORN 3122	\$450,000	19/10/2017

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.

3/58 Type Street, Richmond Vic 3121



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**Indicative Selling Price**

\$445,000 - \$470,000

**Median Unit Price**

September quarter 2017: \$595,000



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**4/54-60 Bendigo St RICHMOND 3121 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** 4

**Property Type:** Apartment



**2/155 Power St HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$463,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** Apartment



**17/28 Wattle Rd HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 19/10/2017

**Rooms:** 5

**Property Type:** Apartment