

oflamm@hodgescaulfield.com.au

Oren Flamm 9533 0999 0407 750 438

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

s | 3/58 Type Street, Richmond Vic 3121 d e

## Indicative selling price

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

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

Median price	\$595,000	Hou	ISE	Unit	х	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.

Add	dress 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$445,000 - \$470,000 Median Unit Price September quarter 2017: \$595,000

# **Comparable Properties**



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



Price: \$465,000 Method: Private Sale Date: 01/08/2017 Rooms: 4 Property Type: Apartment



2/155 Power St HAWTHORN 3122 (REI)



Price: \$463,000 Method: Auction Sale Date: 09/09/2017 Rooms: -Property Type: Apartment



17/28 Wattle Rd HAWTHORN 3122 (REI)



Agent Comments

Agent Comments

Price: \$450,000 Method: Private Sale Date: 19/10/2017 Rooms: 5 Property Type: Apartment

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