

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

20 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,461,000

Property Type House

Suburb Richmond

Period - From 01/04/2021

to

30/06/2021

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	8 James St ABBOTSFORD 3067	\$1,931,000	01/05/2021
2	196 Coppin St RICHMOND 3121	\$1,920,000	17/04/2021
3	77 Richmond Tce RICHMOND 3121	\$1,835,000	16/04/2021

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:

27/09/2021 13:03

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

June quarter 2021: \$1,461,000



3 2 0

Rooms: 5

Property Type: House

Land Size: 390.722 sqm approx

Agent Comments

Comparable Properties



8 James St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$1,931,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 201 sqm approx



196 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,920,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 158 sqm approx

77 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments

3 - -

Price: \$1,835,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: House (Res)

Land Size: 217 sqm approx