

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

131 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Richmond

Period - From 01/07/2018

to 30/06/2019

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.

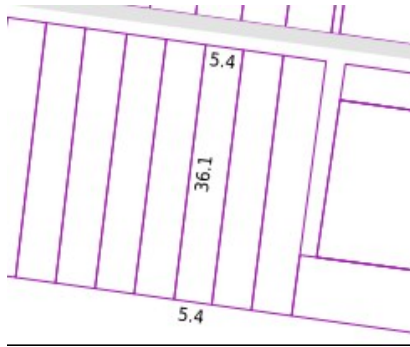
	Address of comparable property	Price	Date of sale
1	17 Hunter St RICHMOND 3121	\$1,100,000	06/08/2019
2	92 Madden Gr BURNLEY 3121	\$1,047,500	18/08/2019
3	55 Lyndhurst St RICHMOND 3121	\$1,036,000	14/09/2019

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:

19/09/2019 13:20



Property Type: House
Land Size: 194.036 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2019: \$1,250,000

Comparable Properties



17 Hunter St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 06/08/2019
Property Type: House (Res)
Land Size: 180 sqm approx



92 Madden Gr BURNLEY 3121 (REI)

Agent Comments



Price: \$1,047,500
Method: Sold After Auction
Date: 18/08/2019
Property Type: House



55 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,036,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 152 sqm approx