

#### 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	6/7 Sanders Place, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$909,000

#### Median sale price

Median price	\$680,000	Hou	se	Unit	Х	\$	Suburb	Richmond
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

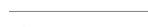
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property Price Date of sale

1	4/25-27 Garfield St RICHMOND 3121	\$980,000	24/02/2018
2	5/34 Lord St RICHMOND 3121	\$900,000	09/12/2017
3	2/373 Highett St RICHMOND 3121	\$865,000	19/03/2018

#### 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.





Account - Edward Thomas | P: 03 9376 3322







Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$909,000 **Median Unit Price** March quarter 2018: \$680,000

Embrace An Exciting Life In Style Superb two bedroom, two bathroom townhouse in a brilliantly located boutique complex. Open design, refined appointments, courtyard, northerly balcony with city views and automatic garage. Moments to Church and Swan Streets.

### Comparable Properties



4/25-27 Garfield St RICHMOND 3121 (REI)





**Agent Comments** 

Price: \$980,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



5/34 Lord St RICHMOND 3121 (REI)

**—** 2







Price: \$900.000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



2/373 Highett St RICHMOND 3121 (REI)

**--** 2





Price: \$865,000 Method: Private Sale Date: 19/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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