

3 Goodwood Street, Richmond Vic 3121



4 Bed 2 Bath – Car
Rooms: 5
Property Type: House
Land Size: 187 sqm approx
Indicative Selling Price
 \$1,949,000
Median House Price
 Year ending December 2022:
 \$1,450,000

Comparable Properties



4 Portland Street, Richmond 3121 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$1,930,000
Method: Auction Sale
Date: 18/03/2022
Property Type: House (Res)
Land Size: 235 sqm approx
Agent Comments: Similar location, offering comparable accommodation.



106 Coppin Street, Richmond 3121 (REI)
4 Bed 2 Bath 1 Car
Price: \$1,908,000
Method: Sold Before Auction
Date: 29/10/2022
Property Type: House (Res)
Land Size: 168 sqm approx
Agent Comments: Warehouse conversion, offering comparable accommodation.



99 Westbank Terrace, Richmond 3121 (REI/VG)
4 Bed 1 Bath 1 Car
Price: \$1,905,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 299 sqm approx
Agent Comments: Similar style single level property offering comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 Goodwood Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,949,000

Median sale price

Median price

\$1,450,000

House

x

Suburb

Richmond

Period - From

01/01/2022

to

31/12/2022

Source

REIV

Comparable property sales

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
4 Portland Street, RICHMOND 3121	\$1,930,000	18/03/2023
106 Coppin Street, RICHMOND 3121	\$1,908,000	29/10/2022
99 Westbank Terrace, RICHMOND 3121	\$1,905,000	18/02/2023

This Statement of Information was prepared on:

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