

# 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 30 Edinburgh Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,470,000 Property Type House Suburb Richmond

Period - From 01/04/2022 to 30/06/2022 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 Willis St RICHMOND 3121	\$990,000	25/06/2022
2	148 Cubitt St CREMORNE 3121	\$1,010,000	06/07/2022
3	16 Lithgow St ABBOTSFORD 3067	\$1,015,000	06/08/2022

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: 13/09/2022 11:46

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**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

June quarter 2022: \$1,470,000



2   1   0

**Rooms:** 3

**Property Type:** House

Agent Comments

## Comparable Properties



**4 Willis St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 95 sqm approx



**148 Cubitt St CREMORNE 3121 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 06/07/2022

**Property Type:** House

**Land Size:** 142 sqm approx



**16 Lithgow St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 144 sqm approx

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