

# 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

29 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,352,000

Property Type House

Suburb Richmond

Period - From 01/07/2020

to

30/09/2020

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	76 Bendigo St RICHMOND 3121	\$1,800,000	22/09/2020
2	16a Tanner St RICHMOND 3121	\$1,790,000	22/05/2020
3	12 Bellevue St RICHMOND 3121	\$1,751,000	10/07/2020

**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:

19/10/2020 11:25

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

September quarter 2020: \$1,352,000



3 2 2

**Rooms:** 4

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**76 Bendigo St RICHMOND 3121 (REI)**

Agent Comments

2 3 -

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 22/09/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 307 sqm approx



**16a Tanner St RICHMOND 3121 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,790,000

**Method:** Private Sale

**Date:** 22/05/2020

**Property Type:** House



**12 Bellevue St RICHMOND 3121 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,751,000

**Method:** Private Sale

**Date:** 10/07/2020

**Property Type:** House (Res)

**Land Size:** 259 sqm approx