

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

73 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,407,500

Property Type House

Suburb Richmond

Period - From 01/01/2021

to

31/03/2021

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	119 Buckingham St RICHMOND 3121	\$1,400,000	10/12/2020
2	131 Somerset St RICHMOND 3121	\$1,365,000	05/12/2020
3	5 Kelso St CREMORNE 3121	\$1,305,000	19/12/2020

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:

24/05/2021 13:18

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2021: \$1,407,500



Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 135 sqm approx

Agent Comments

Comparable Properties



119 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 10/12/2020

Property Type: House (Res)

Land Size: 149 sqm approx



131 Somerset St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,365,000

Method: Sale

Date: 05/12/2020

Property Type: House - Attached House N.E.C.

Land Size: 131 sqm approx



5 Kelso St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$1,305,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 159 sqm approx