

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

6 Park Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Richmond

Period - From 01/07/2021

to

30/09/2021

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	24 Green St CREMORNE 3121	\$1,275,000	12/11/2021
2	5 Bliss St RICHMOND 3121	\$1,310,000	04/11/2021
3	190 Coppin St RICHMOND 3121	\$1,334,000	01/12/2021

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:

17/01/2022 10:52

Ken Griffith
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2021: \$1,655,000



2 1 0

Rooms: 3

Property Type: House - Terrace

Agent Comments

Comparable Properties



24 Green St CREMORNE 3121 (VG)

Agent Comments

2 - -

Price: \$1,275,000

Method: Sale

Date: 12/11/2021

Property Type: House (Res)

Land Size: 138 sqm approx



5 Bliss St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,310,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: House (Res)

Land Size: 145 sqm approx



190 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,334,000

Method: Auction Sale

Date: 01/12/2021

Property Type: House (Res)

Land Size: 160 sqm approx

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180