## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Park Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale pi	rice							
Median price	\$1,655,000	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	lress 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





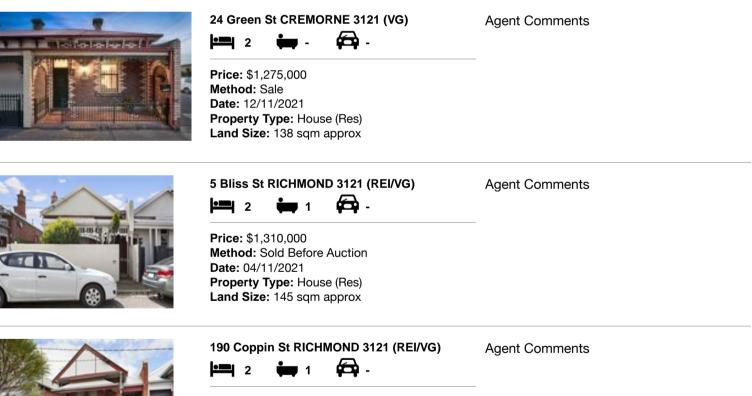




Rooms: 3 Property Type: House - Terrace Agent Comments Ken Griffith 03 9421 7100 0418 548 423 ken.griffith@belleproperty.com

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2021: \$1,655,000

# **Comparable Properties**





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



propertydata

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