

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

42 York Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Richmond

Period - From 01/04/2020

to

30/06/2020

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	34 Green St CREMORNE 3121	\$1,050,000	21/06/2020
2	16 Burgess St RICHMOND 3121	\$1,042,000	14/03/2020
3	9 Bennett St RICHMOND 3121	\$1,035,000	18/07/2020

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:

14/09/2020 11:55

Daniel Atsis
03 9421 7100
0408 556 927
daniel.atsis@belleproperty.com

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2020: \$1,361,000



2 1 1

Rooms: 3

Property Type: House

Land Size: 133 sqm approx

Agent Comments

Comparable Properties



34 Green St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,050,000

Method: Private Sale

Date: 21/06/2020

Rooms: 3

Property Type: House

Land Size: 146 sqm approx



16 Burgess St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,042,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 3

Property Type: House (Res)

Land Size: 133 sqm approx



9 Bennett St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,035,000

Method: Auction Sale

Date: 18/07/2020

Rooms: 3

Property Type: House (Res)

Land Size: 177 sqm approx