

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

1a Tudor Street, Richmond Vic 3121

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,343,500 Property Type House Suburb Richmond

Period - From 20/10/2019 to 19/10/2020 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	83 Egan St RICHMOND 3121	\$920,000	06/05/2020
2	4 Cameron St RICHMOND 3121	\$890,000	20/06/2020
3	11 William St ABBOTSFORD 3067	\$875,000	25/08/2020

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:

20/10/2020 17:27

Greg Bowring

9805 1111

0400 641 580

gbowring@woodards.com.au

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

20/10/2019 - 19/10/2020: \$1,343,500



 2  2 

Property Type: House (Res)

Land Size: 123 sqm approx

Agent Comments

Comparable Properties



83 Egan St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  -

Price: \$920,000

Method: Private Sale

Date: 06/05/2020

Property Type: House

Land Size: 174 sqm approx



4 Cameron St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  -

Price: \$890,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 154 sqm approx



11 William St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  1

Price: \$875,000

Method: Private Sale

Date: 25/08/2020

Property Type: House (Res)

Land Size: 180 sqm approx