

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 8 The Vaucluse, Richmond Vic 3121

Indicative selling price

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

Range between \$5,500,000 & \$6,050,000

Median sale price

Median price \$1,590,000 Property type House Suburb Richmond

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
12 The Vaucluse, Richmond	\$6,200,000	20/11/2021
13 Powlett Street, East Melbourne	\$5,750,000	22/10/2021

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: 25 January 2022