

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

45 Edinburgh Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Richmond

Period - From 01/10/2021

to 31/12/2021

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	56 Farmer St RICHMOND 3121	\$1,375,000	14/08/2021
2	3 Sutton Gr RICHMOND 3121	\$1,410,000	25/11/2021
3	69 Mary St RICHMOND 3121	\$1,470,000	12/11/2021

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:

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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

December quarter 2021: \$1,580,000



2 1 1

Rooms: 3

Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments

Comparable Properties



56 Farmer St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,375,000

Method: Auction Sale

Date: 14/08/2021

Rooms: 3

Property Type: House (Res)

Land Size: 138 sqm approx



3 Sutton Gr RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,410,000

Method: Auction Sale

Date: 25/11/2021

Property Type: House (Res)



69 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,470,000

Method: Sold Before Auction

Date: 12/11/2021

Property Type: House (Res)

Land Size: 150 sqm approx

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