

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

12 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,426,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2023

to

30/09/2023

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	37 Amsterdam St RICHMOND 3121	\$1,020,000	07/08/2023
2	46 Farmer St RICHMOND 3121	\$1,015,000	01/09/2023
3	29 Cooke St ABBOTSFORD 3067	\$955,000	23/09/2023

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:

09/12/2023 16:27



2 1 1

Property Type: House
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$995,000
Median House Price
September quarter 2023: \$1,426,000

Comparable Properties



37 Amsterdam St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,020,000
Method: Private Sale
Date: 07/08/2023
Property Type: House
Land Size: 135 sqm approx



46 Farmer St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,015,000
Method: Sold Before Auction
Date: 01/09/2023
Property Type: House (Res)
Land Size: 162 sqm approx



29 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$955,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)