

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

19/2 The Vaucluse Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

6/2-6 Docker Street Richmond VIC 3121	\$460,000	21-Sep-19
12/39-45 Somerset Street Richmond VIC 3121	\$446,000	15-Feb-20

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 6 months.

This Statement of Information was prepared on: 25 March 2020

**6/2-6 Docker Street Richmond VIC 3121**

Sold Price

\$460,000

Sold Date

21-Sep-19

1



1



1

Distance

0.2km**12/39-45 Somerset Street Richmond VIC 3121**

Sold Price

\$446,000

Sold Date

15-Feb-20

2



1



1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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