

# 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

26/2 New Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$700,000

### Median sale price

Median price \$747,000 Property Type Townhouse Suburb Richmond

Period - From 25/03/2021 to 24/03/2022 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	710/163 Cremorne St CREMORNE 3121	\$700,000	03/10/2021
2	216/45 York St RICHMOND 3121	\$695,000	26/02/2022
3	418a Church St RICHMOND 3121	\$680,000	04/03/2022

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:

25/03/2022 00:59

**Rooms:** 2**Property Type:** Other (All Types)

Agent Comments

**Indicative Selling Price**

\$670,000 - \$700,000

**Median Townhouse Price**

25/03/2021 - 24/03/2022: \$747,000

## Comparable Properties

**710/163 Cremorne St CREMORNE 3121 (VG)**

Agent Comments

**Price:** \$700,000**Method:** Sale**Date:** 03/10/2021**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit**216/45 York St RICHMOND 3121 (REI)**

Agent Comments

**Price:** \$695,000**Method:** Private Sale**Date:** 26/02/2022**Property Type:** Apartment**418a Church St RICHMOND 3121 (REI)**

Agent Comments

**Price:** \$680,000**Method:** Private Sale**Date:** 04/03/2022**Property Type:** Apartment

Account - RT Edgar | P: 03 9826 1000