# 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										
Range betweer	ı \$670,000		&		\$700,000					
Median sale p	rice									
Median price	\$747,000	Pro	operty Type	Tow	nhouse		Suburb	Richmond		
Period - From	25/03/2021	to	24/03/2022		So	urce	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.

Ad	dress 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)



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

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



propertydata

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