

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

369 Highett Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000

&

\$1,575,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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	127 Richmond Tce RICHMOND 3121	\$1,600,000	03/12/2020
2	96 Lennox St RICHMOND 3121	\$1,570,000	05/10/2020
3	74 Bunting St RICHMOND 3121	\$1,515,000	29/10/2020

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:

11/02/2021 09:16

Walter Summons

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Indicative Selling Price

\$1,450,000 - \$1,575,000

Median House Price

December quarter 2020: \$1,440,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



127 Richmond Tce RICHMOND 3121 (REI/VG) Agent Comments

3 1 -

Price: \$1,600,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: House (Res)

Land Size: 183 sqm approx



96 Lennox St RICHMOND 3121 (REI/VG) Agent Comments

3 2 1

Price: \$1,570,000

Method: Private Sale

Date: 05/10/2020

Rooms: 4

Property Type: House

Land Size: 191 sqm approx



74 Bunting St RICHMOND 3121 (REI/VG) Agent Comments

3 2 -

Price: \$1,515,000

Method: Auction Sale

Date: 29/10/2020

Property Type: House (Res)

Land Size: 125 sqm approx