## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

reet, Richmond Vic 3121
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#### Indicative selling price

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

Range between \$1,450,000	&	\$1,575,000
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### Median sale price

Median price	\$1,440,000	Pro	perty Type	louse		Suburb	Richmond
Period - From	01/10/2020	to	31/12/2020	S	ource	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

Add	dress 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

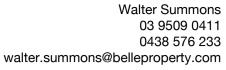
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$1,450,000 - \$1,575,000 Median House Price December quarter 2020: \$1,440,000





# Comparable Properties



127 Richmond Tce RICHMOND 3121 (REI/VG)

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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)

**4**3 **-**2 **-**

**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)

**Price:** \$1,515,000 **Method:** Auction Sale **Date:** 29/10/2020

**Property Type:** House (Res) **Land Size:** 125 sqm approx

Agent Comments

**Agent Comments** 



**Agent Comments** 

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



