

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

3 Sutton Grove, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,457,000

Property Type House

Suburb Richmond

Period - From 21/10/2020

to

20/10/2021

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	98a Balmain St CREMORNE 3121	\$1,334,000	30/07/2021
2	6 Bell St RICHMOND 3121	\$1,330,000	29/05/2021
3	95 Coppin St RICHMOND 3121	\$1,325,000	27/05/2021

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:

21/10/2021 10:16



2 1 0

Rooms: 3

Property Type: House (Res)

Agent Comments

Daniel Atsis
03 9421 7100
0408 556 927
daniel.atsis@belleproperty.com

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

21/10/2020 - 20/10/2021: \$1,457,000

Comparable Properties



98a Balmain St CREMORNE 3121 (VG)

Agent Comments

2 - -

Price: \$1,334,000

Method: Sale

Date: 30/07/2021

Property Type: House - Attached House N.E.C.

Land Size: 118 sqm approx



6 Bell St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,330,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 145 sqm approx



95 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,325,000

Method: Auction Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 176 sqm approx