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

1 Newlands Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$950,000		&		\$1,040,000			
Median sale p	rice							
Median price	\$1,440,000	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/10/2020	to	31/12/2020		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.

Add	dress of comparable property	Price	Date of sale
1	25 Murphy St RICHMOND 3121	\$985,000	10/12/2020
2	22 North St RICHMOND 3121	\$983,000	17/11/2020
3	59 Cutter St RICHMOND 3121	\$955,000	10/12/2020

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:

03/03/2021 11:50



1 Newlands Street, Richmond Vic 3121





Rooms: 3 Property Type: House Land Size: 111.177 sqm approx Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$950,000 - \$1,040,000 Median House Price December quarter 2020: \$1,440,000

Comparable Properties



25 Murphy St RICHMOND 3121 (REI/VG)

Price: \$985,000 Method: Private Sale Date: 10/12/2020 Rooms: 3 Property Type: House Land Size: 108 sqm approx

22 North St RICHMOND 3121 (REI)

έα.

Agent Comments

Agent Comments





Price: \$983,000 Method: Private Sale Date: 17/11/2020 Property Type: House

59 Cutter St RICHMOND 3121 (REI/VG)



Agent Comments



Price: \$955,000 Method: Sold Before Auction Date: 10/12/2020 Property Type: House (Res) Land Size: 108 sqm approx

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.