

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 consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,040,000

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	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

Daniel Atsis
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Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

December quarter 2020: \$1,440,000



2 1 0

Rooms: 3

Property Type: House

Land Size: 111.177 sqm approx

Agent Comments

Comparable Properties



25 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

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)

Agent Comments

2 1 -

Price: \$983,000

Method: Private Sale

Date: 17/11/2020

Property Type: House



59 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

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