Statement of Information
Single residential property located in the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and postcode

131 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between | $1,350,000 | & | $1,400,000

Median sale price

| Median price | $1,352,000 | Property Type | House | Suburb | Richmond |

| Period - From | 01/07/2020 | to | 30/09/2020 | 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	16 Wall St RICHMOND 3121	$1,345,000	28/11/2020
2	35 Parkville St BURNLEY 3121	$1,340,000	05/10/2020
3	54 Cutter St RICHMOND 3121	$1,257,000	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: 03/12/2020 15:20

CONSUMER AFFAIRS VICTORIA

131 Somerset Street, Richmond Vic 3121

Lana Samuels
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🛏 3   🛁 1   🚗 0

Property Type: House (Res)
Land Size: N/A

Agent Comments

Indicative Selling Price
$1,350,000 - $1,400,000
Median House Price
September quarter 2020: $1,352,000

Comparable Properties

16 Wall St RICHMOND 3121 (REI)

🛏 2   🛁 1   🚗 -

Price: $1,345,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)

Agent Comments

35 Parkville St BURNLEY 3121 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $1,340,000
Method: Private Sale
Date: 05/10/2020
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

54 Cutter St RICHMOND 3121 (REI)

🛏 3   🛁 1   🚗 -

Price: $1,257,000
Method: Sold Before Auction
Date: 29/10/2020
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699