

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

17 Manton Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,332,500

Property Type House

Suburb Richmond

Period - From 01/10/2019

to 31/12/2019

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	4 George St RICHMOND 3121	\$2,400,000	29/11/2019
2	32 Leslie St RICHMOND 3121	\$2,375,000	16/09/2019
3	12 Malleson St RICHMOND 3121	\$2,335,000	12/10/2019

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:

25/02/2020 11:54



Property Type: House (Previously Occupied - Detached)
Land Size: 492 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
December quarter 2019: \$1,332,500

Comparable Properties



4 George St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,400,000
Method: Sold Before Auction
Date: 29/11/2019
Property Type: House (Res)
Land Size: 327 sqm approx



32 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,375,000
Method: Private Sale
Date: 16/09/2019
Property Type: House
Land Size: 517 sqm approx



12 Malleson St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,335,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 391 sqm approx