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

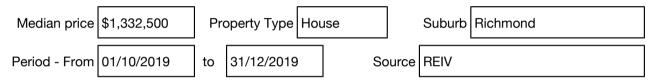
35 Goodwood Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$1,690,000

Median sale price



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	44a Stanley St RICHMOND 3121	\$1,733,000	17/11/2019
2	10 Moorhouse St RICHMOND 3121	\$1,670,000	22/02/2020
3	64 Edinburgh St RICHMOND 3121	\$1,660,000	02/12/2019

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:

22/03/2020 11:14









Property Type: House (Res) Land Size: 455 sqm approx Agent Comments Indicative Selling Price \$1,690,000 Median House Price December quarter 2019: \$1,332,500

Comparable Properties







Method: Sold After Auction

Price: \$1,733,000

Date: 17/11/2019

44a Stanley St RICHMOND 3121 (REI/VG)

21 (REI) Agent Comments



Price: \$1,670,000 Method: Auction Sale Date: 22/02/2020 Property Type: House (Res) Land Size: 177 sqm approx

64 Edinburgh St RICHMOND 3121 (VG)



Price: \$1,660,000 Method: Sale Date: 02/12/2019 Property Type: House (Res) Land Size: 309 sqm approx Agent Comments

Agent Comments

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.