

# 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 see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,690,000

### 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	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



4 2 2

**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



**44a Stanley St RICHMOND 3121 (REI/VG)**

Agent Comments

4 1 -

**Price:** \$1,733,000

**Method:** Sold After Auction

**Date:** 17/11/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 173 sqm approx



**10 Moorhouse St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**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)**

Agent Comments

3 - -

**Price:** \$1,660,000

**Method:** Sale

**Date:** 02/12/2019

**Property Type:** House (Res)

**Land Size:** 309 sqm approx