

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

11/27 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$348,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2020

to

31/03/2020

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	6/202 Lennox St RICHMOND 3121	\$347,000	29/02/2020
2	16/72 Baker St RICHMOND 3121	\$335,000	07/04/2020
3	24/160 Coppin St RICHMOND 3121	\$335,000	12/03/2020

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:

22/05/2020 12:24



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/202 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$347,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 2

Property Type: Apartment



16/72 Baker St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$335,000

Method: Sale by Tender

Date: 07/04/2020

Rooms: 2

Property Type: Apartment



24/160 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$335,000

Method: Sold Before Auction

Date: 12/03/2020

Property Type: Apartment