

# 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

10 Crimea 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,206,750

Property Type

House

Suburb

Richmond

Period - From

01/07/2019

to

30/09/2019

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	19 Montgomery St RICHMOND 3121	\$1,200,000	09/11/2019
2	6 Bendigo St RICHMOND 3121	\$1,170,000	21/09/2019
3	190 Coppin St RICHMOND 3121	\$1,100,000	24/08/2019

**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:

13/11/2019 11:51



3 1 1

**Rooms:** 4

**Property Type:** House

Agent Comments

## Comparable Properties



**19 Montgomery St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 3

**Property Type:** House (Res)



**6 Bendigo St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)



**190 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 3

**Property Type:** House (Res)