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 Carroll Street, Richmond Vic 3121

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ing | | |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|----------|
| Range betwee | \$1,430,000 | | & | | \$1,570,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$607,000 | Pro | operty Type | Unit | | | Suburb | Richmond |
| Period - From | 01/07/2019 | to | 30/06/2020 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 16 Carroll St RICHMOND 3121 | \$1,642,000 | 29/02/2020 |
| 2 | 1/11 Goodwood St RICHMOND 3121 | \$1,582,000 | 22/02/2020 |
| 3 | 33 Waterloo PI RICHMOND 3121 | \$1,273,999 | 12/06/2020 |

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:

31/07/2020 11:16









Property Type: Flat Agent Comments

Campbell Kilsby 03 9532 7399 0402 212 093 ckilsby@greghocking.com.au

Indicative Selling Price \$1,430,000 - \$1,570,000 Median Unit Price Year ending June 2020: \$607,000

Comparable Properties



16 Carroll St RICHMOND 3121 (REI/VG)



Price: \$1,642,000 Method: Auction Sale Date: 29/02/2020 Property Type: Townhouse (Res) Agent Comments

1/11 Goodwood St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,582,000 Method: Sale Date: 22/02/2020 Property Type: Flat/Unit/Apartment (Res)



33 Waterloo PI RICHMOND 3121 (REI)

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Price: \$1,273,999

Method: Sold Before Auction Date: 12/06/2020 Property Type: Townhouse (Res) Agent Comments

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



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.