# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/7A Wall Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,655,000	Property Type Ho		Hou	ouse		Suburb	Richmond	
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	28 Cooke St ABBOTSFORD 3067	\$1,120,000	26/06/2021
2	65 Green St CREMORNE 3121	\$1,080,000	31/08/2021
3	76 Lord St RICHMOND 3121	\$1,035,000	24/11/2021

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:

13/12/2021 17:00









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2021: \$1,655,000

# **Comparable Properties**

28 Cooke St ABBOTSFORD 3067 (REI/VG) 2 1 2 - Price: \$1,120,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res) Land Size: 132 sqm approx	Agent Comments
65 Green St CREMORNE 3121 (VG) 2 2 - C - Price: \$1,080,000 Method: Sale Date: 31/08/2021 Property Type: House - Attached House N.E.C. Land Size: 119 sqm approx	Agent Comments
76 Lord St RICHMOND 3121 (REI) 2 1 2 - Price: \$1,035,000 Method: Sold Before Auction Date: 24/11/2021 Property Type: House (Res)	Agent Comments

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property data

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