

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

5/7A Wall Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Richmond

Period - From 01/07/2021

to

30/09/2021

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	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)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 132 sqm approx



65 Green St CREMORNE 3121 (VG)

Agent Comments



Price: \$1,080,000

Method: Sale

Date: 31/08/2021

Property Type: House - Attached House N.E.C.

Land Size: 119 sqm approx



76 Lord St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,035,000

Method: Sold Before Auction

Date: 24/11/2021

Property Type: House (Res)