

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 Hodgson Terrace, Richmond Vic 3121

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Richmond

Period - From 01/07/2021 to 30/06/2022 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	133 Buckingham St RICHMOND 3121	\$900,000	25/06/2022
2	29 Cutter St RICHMOND 3121	\$880,000	13/08/2022
3	10 Loughnan St RICHMOND 3121	\$868,000	30/04/2022

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:

12/09/2022 12:50

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Indicative Selling Price

\$840,000 - \$900,000

Median House Price

Year ending June 2022: \$1,510,000



Property Type: House (Res)

Agent Comments

Comparable Properties



133 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 124 sqm approx



29 Cutter St RICHMOND 3121 (REI) Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)



10 Loughnan St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$868,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 83 sqm approx