

# 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

8 Grattan Place, 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,461,000

Property Type House

Suburb Richmond

Period - From 01/04/2021

to

30/06/2021

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	35 Wellington St CREMORNE 3121	\$1,180,000	03/07/2021
2	71 Egan St RICHMOND 3121	\$1,229,000	22/04/2021
3	43 Neptune St RICHMOND 3121	\$1,170,000	18/02/2021

**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:

04/08/2021 12:08

8 Grattan Place, Richmond Vic 3121

Peter Perrignon

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2021: \$1,461,000



2 1 0

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 145 sqm approx

Agent Comments

## Comparable Properties



**35 Wellington St CREMORNE 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 166 sqm approx



**71 Egan St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,229,000

**Method:** Private Sale

**Date:** 22/04/2021

**Property Type:** House (Res)

**Land Size:** 176 sqm approx



**43 Neptune St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

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

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** House (Res)

**Land Size:** 141 sqm approx

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180