

# 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 303/ 1 Kennedy Avenue, Richmond 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$525,000

### Median sale price

Median price \$615,000 Property type Unit Suburb Richmond

Period - From 21/07/2020 to 18/01/2021 Source Propertydata.com.au

### Comparable property sales

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 8/ 2 Yarra Street, Hawthorn 3122	\$510,000	30/ 10/ 2020
2 315/ 6 Lord St, Richmond 3121	\$530,500	17/ 09/ 2020
3 3/ 2 Barnet Way, Richmond 3121	\$505,000	25/ 07/ 2019

This Statement of Information was prepared on: 18<sup>th</sup> January 2021