

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

48 Parkville Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Richmond

Period - From 01/01/2020 to 31/12/2020 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	16 Wall St RICHMOND 3121	\$1,345,000	28/11/2020
2	12 James St RICHMOND 3121	\$1,300,000	02/11/2020
3	40 Brighton St RICHMOND 3121	\$1,290,000	12/01/2021

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:

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Rooms: 4
Property Type: House
Land Size: 244 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median House Price
Year ending December 2020: \$1,402,500

Comparable Properties



16 Wall St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,345,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)



12 James St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,300,000
Method: Private Sale
Date: 02/11/2020
Property Type: House



40 Brighton St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,290,000
Method: Private Sale
Date: 12/01/2021
Property Type: House