# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Firebell Lane, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	u/underquoting	l	
Single price	e \$1,795,000					
Median sale pr	rice					
Median price	\$1,461,000	Pro	operty Type Ho	ouse	Suburb	Richmond
Period - From	01/04/2021	to	30/06/2021	Sourc	e 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.

Add	dress of comparable property	Price	Date of sale
1	18 Carroll St RICHMOND 3121	\$1,807,000	18/03/2021
2	8/86 Type St RICHMOND 3121	\$1,801,000	03/07/2021
3	3/3 Green St CREMORNE 3121	\$1,750,000	04/08/2021

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:

31/08/2021 10:12









Rooms: 4 Property Type: Townhouse Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

> Indicative Selling Price \$1,795,000 Median House Price June quarter 2021: \$1,461,000

# **Comparable Properties**



18 Carroll St RICHMOND 3121 (VG)



Price: \$1,807,000 Method: Sale Date: 18/03/2021 Property Type: Townhouse (Conjoined)

Agent Comments

Agent Comments



8/86 Type St RICHMOND 3121 (REI)



Price: \$1,801,000 Method: Auction Sale Date: 03/07/2021 Property Type: Townhouse (Res)



3/3 Green St CREMORNE 3121 (REI)

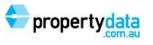


Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 04/08/2021 Property Type: Townhouse (Single)

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





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