

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **308 / 45 York Street Richmond 3121**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$ 590,000 & \$ 620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000 *House *Unit Suburb Richmond 3121

Period - From 17/01/2019 to 17/07/2019 Source REA

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
18 / 45 York Street Richmond 3121	\$ 602,500	09/07/2019
403 / 2 McGoun Street Richmond 3121	\$ 595,000	06/03/2019
206 / 37-39 Bosisto Street Richmond 3121	\$ 626,000	18/01/2019

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.~~