

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

51 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,175,000

&

\$1,250,000

Median sale price

Median price

\$1,502,500

Property Type

House

Suburb

Richmond

Period - From

01/04/2023

to

30/06/2023

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	10 Survey St RICHMOND 3121	\$1,310,000	02/03/2023
2	6 Bell St RICHMOND 3121	\$1,250,000	16/06/2023
3	5 Woodlawn St RICHMOND 3121	\$1,171,000	22/04/2023

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:

19/07/2023 20:58



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,175,000 - \$1,250,000

Median House Price

June quarter 2023: \$1,502,500

Comparable Properties



10 Survey St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$1,310,000

Method: Sale

Date: 02/03/2023

Property Type: House (Res)

Land Size: 178 sqm approx



6 Bell St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,250,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 145 sqm approx



5 Woodlawn St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,171,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 175 sqm approx