

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

102/1 Kennedy Avenue Richmond VIC 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,500

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

302/1 Studio Walk Richmond VIC 3121	\$427,500	17-Aug-19
502/1 Studio Walk Richmond VIC 3121	\$470,000	19-Jun-19

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 6 months.

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302/1 Studio Walk Richmond VIC 3121

Sold Price

\$427,500

Sold Date

17-Aug-19


Distance

-


502/1 Studio Walk Richmond VIC 3121

Sold Price

\$470,000

Sold Date

19-Jun-19


Distance

-

RS = Recent sale

UN = Undisclosed Sale

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