

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

1/20 Adam Street, Richmond Vic 3121

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Richmond

Period - From 18/09/2018

to

17/09/2019

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	4/203 Punt Rd RICHMOND 3121	\$391,000	31/05/2019
2	6/9 Goodwood St RICHMOND 3121	\$370,000	01/06/2019
3	16/39 Somerset St RICHMOND 3121	\$345,000	04/04/2019

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.~~

This Statement of Information was prepared on:

18/09/2019 14:47



Rooms: 2

Property Type: Apartment

Land Size: 41 approx sqm approx

Agent Comments

Ground Floor single bedroom with covered covered car space.

Comparable Properties



4/203 Punt Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$391,000

Method: Sold Before Auction

Date: 31/05/2019

Rooms: 2

Property Type: Apartment



6/9 Goodwood St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$370,000

Method: Auction Sale

Date: 01/06/2019

Property Type: Apartment



16/39 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 04/04/2019

Property Type: Apartment