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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$350,000		&		\$385,000			
Median sale pr	rice							
Median price	\$587,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	18/09/2018	to	17/09/2019		So	urce	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	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



1/20 Adam Street, Richmond Vic 3121

hockingstuart

Benjamin Chrimes

9421 7100





Rooms: 2 Property Type: Apartment Land Size: 41 approx sqm approx Agent Comments

Ground Floor single bedroom with covered covered car space.

0438285337 bchrimes@hockingstuart.com.au Indicative Selling Price \$350,000 - \$385,000

Median Unit Price 18/09/2018 - 17/09/2019: \$587,500

Comparable Properties



4/203 Punt Rd RICHMOND 3121 (REI)



Price: \$391,000 Method: Sold Before Auction Date: 31/05/2019 Rooms: 2 Property Type: Apartment Agent Comments



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

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.