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.