

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

12/285 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$755,000

Property Type

Townhouse

Suburb

Richmond

Period - From

17/01/2022

to

16/01/2023

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	5 Hodgson Tce RICHMOND 3121	\$850,000	29/10/2022
2	4/291 Church St RICHMOND 3121	\$827,500	18/07/2022
3	5/16 Goodwood St RICHMOND 3121	\$800,000	12/11/2022

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:

17/01/2023 14:52



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$830,000

Median Townhouse Price

17/01/2022 - 16/01/2023: \$755,000

Comparable Properties



5 Hodgson Tce RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$850,000

Method: Private Sale

Date: 29/10/2022

Property Type: House

Land Size: 144 sqm approx



4/291 Church St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$827,500

Method: Private Sale

Date: 18/07/2022

Property Type: Townhouse (Single)



5/16 Goodwood St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Townhouse (Res)