

Desmond Tang 03 9602 1699 0433 963 135 desmond.tang@vicprop.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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rioperty offere	d ioi sale							
Including subu	ddress 712/1 [b and stcode	712/1 Dyer Street, Richmond Vic 3121						
Indicative selli	ng price							
For the meaning	of this price see	e consumer.vic.go	v.au/underquoting					
Range between	\$750,000	&	\$800,000					
Median sale pr	ice							
Median price	\$633,650	House	Unit X	Suburb	Richmond			
Period - From	01/04/2018	to 30/06/2018	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	7/59 Westbank Tce RICHMOND 3121	\$802,000	07/06/2018
2	301/140 Swan St RICHMOND 3121	\$782,000	19/05/2018
3	11/8 Lord St RICHMOND 3121	\$770,000	11/04/2018

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.

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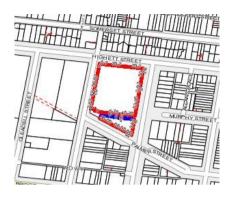
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> **Indicative Selling Price** \$750,000 - \$800,000 **Median Unit Price** June quarter 2018: \$633,650

0433 963 135





Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 9948 sqm approx

Agent Comments

Comparable Properties



7/59 Westbank Tce RICHMOND 3121 (REI/VG)

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Price: \$802,000 Method: Private Sale Date: 07/06/2018

Rooms: 4

Property Type: Townhouse (Single)



301/140 Swan St RICHMOND 3121 (REI)

-2







Price: \$782,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: Apartment









Price: \$770,000 Method: Private Sale Date: 11/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

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