

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

54 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Single price \$998,000

Median sale price

Median price \$1,310,000

House

X

Unit

Suburb

Richmond

Period - From 01/01/2017

to

31/12/2017

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	39 York St RICHMOND 3121	\$1,000,000	16/12/2017
2	82 Lord St RICHMOND 3121	\$972,500	05/12/2017
3	65 Church St RICHMOND 3121	\$951,000	19/11/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 116 sqm approx

Agent Comments

Indicative Selling Price

\$998,000

Median House Price

Year ending December 2017: \$1,310,000

Comparable Properties



39 York St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 202 sqm approx



82 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$972,500

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 118 sqm approx



65 Church St RICHMOND 3121 (REI)

Agent Comments



Price: \$951,000

Method: Sold Before Auction

Date: 19/11/2017

Rooms: -

Property Type: House (Res)