## 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

2/76 Regent Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale pi	rice							
Median price	\$1,402,500	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/01/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	19 Laity St RICHMOND 3121	\$1,410,000	04/03/2021
2	110 Cremorne St CREMORNE 3121	\$1,320,000	02/03/2021
3	2/38 Egan St RICHMOND 3121	\$1,268,000	27/02/2021

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:

17/03/2021 14:22



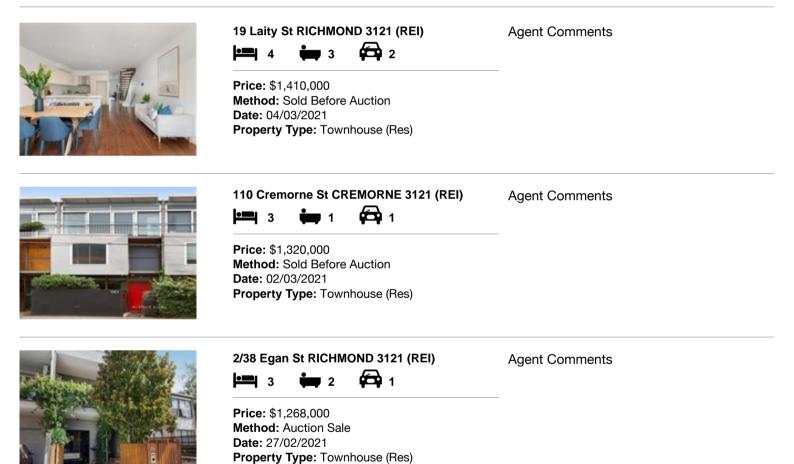
2/76 Regent Street, Richmond Vic 3121





**Property Type:** Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2020: \$1,402,500

# **Comparable Properties**



Account - RT Edgar | P: 03 9826 1000

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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.