

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Richmond

Period - From 01/01/2020

to

31/12/2020

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	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

**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

**19 Laity St RICHMOND 3121 (REI)**

Agent Comments

4 3 2

Price: \$1,410,000**Method:** Sold Before Auction**Date:** 04/03/2021**Property Type:** Townhouse (Res)**110 Cremorne St CREMORNE 3121 (REI)**

Agent Comments

3 1 1

Price: \$1,320,000**Method:** Sold Before Auction**Date:** 02/03/2021**Property Type:** Townhouse (Res)**2/38 Egan St RICHMOND 3121 (REI)**

Agent Comments

3 2 1

Price: \$1,268,000**Method:** Auction Sale**Date:** 27/02/2021**Property Type:** Townhouse (Res)