

## 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

11/297 Church Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$630,000

#### Median sale price

Median price

\$575,500

House

Unit

X

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	11/33 Goodwood St RICHMOND 3121	\$650,000	27/03/2018
2	102/366 Church St RICHMOND 3121	\$645,000	02/12/2017
3	5/37-39 Bosisto St RICHMOND 3121	\$599,000	14/11/2017

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:**  
**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

Year ending December 2017: \$575,500

## Comparable Properties



**11/33 Goodwood St RICHMOND 3121 (REI)**



**Agent Comments**

Similar size and style, better location.

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 27/03/2018

**Rooms:** 3

**Property Type:** Apartment



**102/366 Church St RICHMOND 3121 (REI)**



**Agent Comments**

Similar position and size, more modern block.

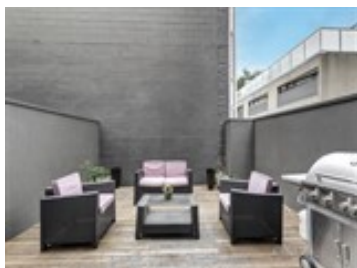
**Price:** \$645,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Apartment



**5/37-39 Bosisto St RICHMOND 3121 (REI)**



**Agent Comments**

**Price:** \$599,000

**Method:** Private Sale

**Date:** 14/11/2017

**Rooms:** -

**Property Type:** Apartment