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

53 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Single price | $1,070,000

Median sale price

| Median price | $1,206,750 | Property Type | House | Suburb | Richmond |

| Period - From | 01/07/2019 | to | 30/09/2019 | 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	173 Lord St RICHMOND 3121	$1,080,000	05/10/2019
2	41 White St CREMORNE 3121	$1,072,000	30/10/2019
3	55 Lyndhurst St RICHMOND 3121	$1,036,000	14/09/2019

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: | 16/12/2019 14:07

🛏 **3**   🛁 **1**   🚗

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,070,000
Median House Price
September quarter 2019: $1,206,750

Comparable Properties

173 Lord St RICHMOND 3121 (REI)

🛏 **3**   🛁 **1**   🚗 **-**

Price: $1,080,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

41 White St CREMORNE 3121 (REI)

🛏 **3**   🛁 **2**   🚗 **-**

Price: $1,072,000
Method: Sold Before Auction
Date: 30/10/2019
Rooms: 6
Property Type: House (Res)

Agent Comments

55 Lyndhurst St RICHMOND 3121 (REI)

🛏 **3**   🛁 **1**   🚗 **1**

Price: $1,036,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments