## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Tudor Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	r the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$1,200,000		&		\$1,300,0	00		
Median sale p	rice							
Median price	\$1,407,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	5 Hollick St RICHMOND 3121	\$1,300,000	03/03/2021
2	36 Garfield St RICHMOND 3121	\$1,280,000	14/04/2021
3	18 Crimea St BURNLEY 3121	\$1,252,000	10/04/2021

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:

10/05/2021 11:45









Rooms: 4 Property Type: House (Res) Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2021: \$1,407,500

# **Comparable Properties**

5 Hollick St RICHMOND 3121 (REI)	Agent Comments		
Price: \$1,300,000 Method: Private Sale Date: 03/03/2021 Property Type: House (Res) Land Size: 1 sqm approx			
36 Garfield St RICHMOND 3121 (REI) 3 1 1 1 1 Price: \$1,280,000 Method: Sold Before Auction Date: 14/04/2021 Property Type: House (Res)	Agent Comments		
18 Crimea St BURNLEY 3121 (REI) 3 1 2 - Price: \$1,252,000 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res)	Agent Comments		

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180





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.