

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

31 Tudor Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,407,500 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/03/2021 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	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

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



3 1 2

Rooms: 4

Property Type: House (Res)

Agent Comments

Comparable Properties

5 Hollick St RICHMOND 3121 (REI)

Agent Comments

3 1 -

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)

Agent Comments

3 1 1

Price: \$1,280,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: House (Res)



18 Crimea St BURNLEY 3121 (REI)

Agent Comments

3 1 -

Price: \$1,252,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)