

# RT Edgar

## STATEMENT OF INFORMATION

18 September 2017

### Property offered for sale

53 Firebell Lane, Richmond 3121

### Indicative selling price

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

Range  
between \$1,341,000 & \$1,475,000

### Median sale price

Median price \$1,277,500 House X Unit Suburb Richmond 3121

Period - From 01/04/2017 to 30/06/2017 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Boroondara) estate agent and Simon Derham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 51 Canterbury Road, Richmond	\$1,455,000	05/08/2017
2 11/1 Princess Street, Richmond	\$1,321,000	09/09/2017
3 163b Brighton Street, Richmond	\$1,304,000	15/07/2017