

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

502/5 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Single price \$1,765,000

Median sale price

Median price \$1,340,000

House

X

Unit

Suburb

Richmond

Period - From 01/07/2018

to

30/09/2018

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	207/1 Wallace Av TOORAK 3142	\$1,750,000	04/06/2018
2	503/9 Griffiths St RICHMOND 3121	\$1,720,000	02/06/2018
3	212/4 Acacia PI ABBOTSFORD 3067	\$1,700,000	02/07/2018

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.

Kathy Malcolm
03 8862 4908
0416 279 966

Kathy.Malcolm@marshallwhite.com.au

Indicative Selling Price

\$1,765,000

Median House Price

September quarter 2018: \$1,340,000



3 2 2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

207/1 Wallace Av TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: Apartment



503/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 2

Price: \$1,720,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 4

Property Type: Apartment

Land Size: 130 sqm approx



212/4 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 3

Price: \$1,700,000

Method: Private Sale

Date: 02/07/2018

Rooms: -

Property Type: Apartment