

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

12 Moorhouse Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,461,000

Property Type

House

Suburb

Richmond

Period - From

18/11/2020

to

17/11/2021

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	127 Cubitt St CREMORNE 3121	\$1,282,500	28/10/2021
2	8 Grattan PI RICHMOND 3121	\$1,275,000	13/10/2021
3	35 Wall St RICHMOND 3121	\$1,275,000	18/10/2021

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:

18/11/2021 10:51

12 Moorhouse Street, Richmond Vic 3121



Rodney Morley
9826 0000

0418 321 222

rodney@rodneymorley.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

18/11/2020 - 17/11/2021: \$1,461,000



2 1 1

Property Type: House

Land Size: 182 sqm approx

Agent Comments

Comparable Properties



127 Cubitt St CREMORNE 3121 (REI)

Agent Comments

2 1 -

Price: \$1,282,500

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)



8 Grattan PI RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,275,000

Method: Sold Before Auction

Date: 13/10/2021

Property Type: House (Res)

Land Size: 145 sqm approx



35 Wall St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,275,000

Method: Private Sale

Date: 18/10/2021

Property Type: House

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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