

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 20/2 The Vaucluse, Richmond Vic 3121

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$680,000 House Unit X Suburb Richmond

Period - From 01/01/2018 to 31/03/2018 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	3/35 Rowena Pde RICHMOND 3121	\$408,000	25/11/2017
2	9/2-4 Bendigo St RICHMOND 3121	\$400,000	06/12/2017
3	2/244 Mary St RICHMOND 3121	\$380,000	28/10/2017

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.



Rooms: 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



3/35 Rowena Pde RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$408,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 3

Property Type: Apartment



9/2-4 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 06/12/2017

Rooms: 2

Property Type: Apartment



2/244 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$380,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 2

Property Type: Apartment