

Daniel Atsis 03 9421 7100 0408 556 927 datsis@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	20/2 The Vaucluse, Richmond Vic 3121
Including suburb and	
postcode	

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	Hou	se	Unit	Х	\$	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.

Ad	dress 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.

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Indicative Selling Price \$389,000 Median Unit Price March quarter 2018: \$680,000





Rooms: 2
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



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

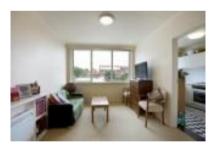
41

Price: \$408,000 Method: Auction Sale Date: 25/11/2017

Rooms: 3

Property Type: Apartment

Agent Comments



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

2 1 **-** 1

Price: \$400,000 **Method:** Private Sale **Date:** 06/12/2017

Rooms: 2

Property Type: Apartment

Agent Comments



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

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Price: \$380,000 Method: Auction Sale Date: 28/10/2017 Rooms: 2

Property Type: Apartment

Agent Comments

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