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	1/26 Rotherwood Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$619,000	Property T	ype Unit	Suburb	Richmond
Period - From 01/07/2018	to 30/06/2	2019 So	ource 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

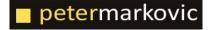
Address of comparable property		Price	Date of sale
1	8/54 Rockley Rd SOUTH YARRA 3141	\$525,000	14/09/2019
2	623/1 Dyer St RICHMOND 3121	\$520,000	04/04/2019
3	2106/31 Spring St MELBOURNE 3000	\$510,000	02/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/09/2019 11:15









Property Type: Apartment Agent Comments

Indicative Selling Price \$520,000 **Median Unit Price** Year ending June 2019: \$619,000

Ground floor with courtyard on Title in excess of 30sqm

Comparable Properties



8/54 Rockley Rd SOUTH YARRA 3141 (REI)

Price: \$525,000 Method: Auction Sale Date: 14/09/2019

Property Type: Apartment

Agent Comments



623/1 Dyer St RICHMOND 3121 (REI)





Price: \$520,000

Method: Sold Before Auction

Date: 04/04/2019 Rooms: 4

Property Type: Apartment

Agent Comments



2106/31 Spring St MELBOURNE 3000 (REI)



Price: \$510,000 Method: Private Sale Date: 02/04/2019

Property Type: Apartment

Agent Comments

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