

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

1/26 Rotherwood Street, Richmond Vic 3121

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 Type

Unit

Suburb

Richmond

Period - From

01/07/2018

to

30/06/2019

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	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 comparable properties 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



 1  1  1

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)

Agent Comments

 1  1  -

Price: \$525,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



623/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

Price: \$520,000

Method: Sold Before Auction

Date: 04/04/2019

Rooms: 4

Property Type: Apartment



2106/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$510,000

Method: Private Sale

Date: 02/04/2019

Property Type: Apartment