

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

48 Laity Street, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$910,000

&

\$1,001,000

Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Richmond

Period - From 01/04/2019

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.

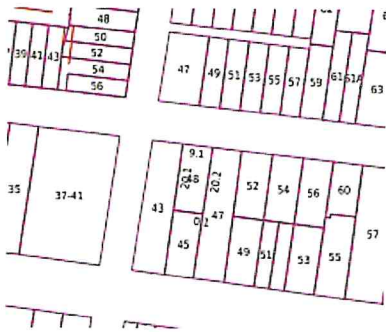
	Address of comparable property	Price	Date of sale
1	17 Glass St RICHMOND 3121	\$950,000	02/03/2019
2	215 Highett St RICHMOND 3121	\$920,000	22/06/2019
3	7 Kenny St RICHMOND 3121	\$905,000	12/04/2019

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.~~

48 Laity Street, Richmond Vic 3121

COLLINS SIMMS



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$910,000 - \$1,001,000
Median House Price
June quarter 2019: \$1,250,000

Comparable Properties



17 Glass St RICHMOND 3121 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 4
Property Type: House (Res)

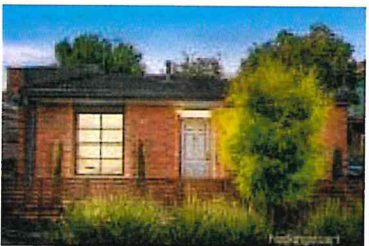


215 Highett St RICHMOND 3121 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 22/06/2019
Rooms: 3
Property Type: House (Res)
Land Size: 169 sqm approx



7 Kenny St RICHMOND 3121 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 12/04/2019
Rooms: -
Property Type: House