

# 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

64 Somerset Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,025,000

### Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2019

to

31/12/2019

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	1/105a Stawell St RICHMOND 3121	\$1,025,000	15/02/2020
2	51a Garfield St RICHMOND 3121	\$1,000,000	15/11/2019
3	10 James St ABBOTSFORD 3067	\$990,000	15/02/2020

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:

29/02/2020 15:53



2 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 96 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,025,000

**Median House Price**

Year ending December 2019: \$1,260,000

## Comparable Properties



**1/105a Stawell St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Townhouse (Res)

**51a Garfield St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 15/11/2019

**Property Type:** House (Res)

**Land Size:** 120 sqm approx



**10 James St ABBOTSFORD 3067 (REI)**

Agent Comments

2 1 -

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Rooms:** 3

**Property Type:** House (Res)