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

22 North Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,352,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/07/2020	to	30/09/2020		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.

Add	dress of comparable property	Price	Date of sale
1	37 Type St RICHMOND 3121	\$975,000	24/06/2020
2	32 Cooke St ABBOTSFORD 3067	\$958,250	15/10/2020
3	34 Gardner St RICHMOND 3121	\$955,000	30/06/2020

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:

09/11/2020 13:25









Property Type: House Land Size: 162.134002685547 sqm approx Agent Comments

Peter Perrignon 03 9421 7100 0418 566 846 peter.perrignon@belleproperty.com

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** September quarter 2020: \$1,352,000

Comparable Properties



2 Price: \$975,000 Method: Sold Before Auction

37 Type St RICHMOND 3121 (REI/VG)

Date: 24/06/2020 Rooms: 4 Property Type: House (Res) Land Size: 131 sqm approx

32 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

Agent Comments





Price: \$958,250 Method: Private Sale Date: 15/10/2020 Property Type: House

34 Gardner St RICHMOND 3121 (REI/VG)

2

Agent Comments



Method: Private Sale Date: 30/06/2020 Property Type: House Land Size: 122 sqm approx

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.