# 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

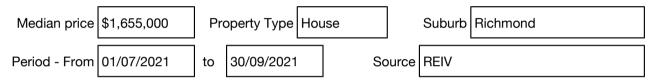
2 Allowah Terrace, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,290,000

#### Median sale price



#### 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	286 Mary St RICHMOND 3121	\$1,300,000	27/11/2021
2	70 York St RICHMOND 3121	\$1,230,000	07/08/2021
3	6 Allowah Tce RICHMOND 3121	\$1,215,000	07/11/2021

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:

06/12/2021 09:39









**Property Type:** House (Res) **Land Size:** 218 sqm approx Agent Comments Indicative Selling Price \$1,290,000 Median House Price September quarter 2021: \$1,655,000

# **Comparable Properties**



286 Mary St RICHMOND 3121 (REI)



Price: \$1,300,000 Method: Auction Sale Date: 27/11/2021 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,230,000 Method: Auction Sale Date: 07/08/2021 Property Type: House (Res) Land Size: 174 sqm approx

**-** 3

6 Allowah Tce RICHMOND 3121 (REI)

70 York St RICHMOND 3121 (REI/VG)

**6** 1



Agent Comments

Price: \$1,215,000 Method: Private Sale Date: 07/11/2021 Property Type: House

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



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