

# 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

273 Highett 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)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,487,000 Property Type House Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	199 Highett St RICHMOND 3121	\$1,700,000	06/07/2021
2	2/39 Hunter St RICHMOND 3121	\$1,485,000	06/10/2021
3	2 Lithgow St ABBOTSFORD 3067	\$1,450,000	08/10/2021

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:

03/11/2021 12:20



 3  2  1

**Rooms:** 6

**Property Type:** House

**Land Size:** 186.926 sqm approx

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending September 2021: \$1,487,000

## Comparable Properties



**199 Highett St RICHMOND 3121 (REI/VG)**

 5  3  1

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 06/07/2021

**Property Type:** House (Res)

**Land Size:** 170 sqm approx

**Agent Comments**

This property is on the same road, on a slightly smaller allotment of land, but does offer an additional 2 bedrooms.



**2/39 Hunter St RICHMOND 3121 (REI)**

 3  1  1

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 06/10/2021

**Property Type:** Townhouse (Res)

**Agent Comments**

This property offers 3 bedrooms, but lacks additional bathrooms. It is also located within a larger development.



**2 Lithgow St ABBOTSFORD 3067 (REI)**

 3  2  2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 08/10/2021

**Property Type:** House

**Agent Comments**

This property offers similar accommodation, but does not have a carport (merely a car space).

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199