

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

34 Gardner Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,332,500

Property Type House

Suburb Richmond

Period - From 01/10/2019

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	82 Bunting St RICHMOND 3121	\$1,075,000	18/11/2019
2	10 James St ABBOTSFORD 3067	\$990,000	15/02/2020
3	58 Richmond Tce RICHMOND 3121	\$990,000	07/12/2019

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.~~

This Statement of Information was prepared on:

25/03/2020 15:39



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Property Type: House (Res)

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

December quarter 2019: \$1,332,500

Comparable Properties



82 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,075,000

Method: Sold Before Auction

Date: 18/11/2019

Property Type: House (Res)

Land Size: 103 sqm approx



10 James St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$990,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 3

Property Type: House (Res)

Land Size: 143 sqm approx



58 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$990,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 97 sqm approx