

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

83 Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$970,000

&

\$1,067,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Richmond

Period - From

01/04/2019

to

30/06/2019

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	92 Madden Gr BURNLEY 3121	\$1,047,500	18/08/2019
2	5 Madden Gr RICHMOND 3121	\$1,000,000	06/05/2019
3	52 Somerset St RICHMOND 3121	\$985,000	25/05/2019

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:

07/10/2019 08:18



2 1 0

Property Type: House (Res)

Land Size: 104 sqm approx

Agent Comments

Comparable Properties



92 Madden Gr BURNLEY 3121 (REI)

Agent Comments

2 1 1

Price: \$1,047,500

Method: Sold After Auction

Date: 18/08/2019

Property Type: House



5 Madden Gr RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,000,000

Method: Private Sale

Date: 06/05/2019

Rooms: 3

Property Type: House

Land Size: 128 sqm approx



52 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$985,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 113 sqm approx