

# 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

8 Waltham Place, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,300,000

### Median sale price

Median price

\$1,655,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2021

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	16/129 Hoddle St RICHMOND 3121	\$2,500,000	06/07/2021
2	4 Dando St RICHMOND 3121	\$2,420,000	29/06/2021
3	50 Adam St BURNLEY 3121	\$2,400,000	16/07/2021

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:

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**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 111 sqm approx  
**Agent Comments**

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**Indicative Selling Price**  
\$2,300,000

**Median House Price**  
September quarter 2021: \$1,655,000

## Comparable Properties



**16/129 Hoddle St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 06/07/2021  
**Property Type:** Townhouse (Single)



**4 Dando St RICHMOND 3121 (VG)**

**Agent Comments**



**Price:** \$2,420,000  
**Method:** Sale  
**Date:** 29/06/2021  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 176 sqm approx



**50 Adam St BURNLEY 3121 (REI/VG)**

**Agent Comments**



**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 16/07/2021  
**Property Type:** House (Res)  
**Land Size:** 274 sqm approx