Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/1a Mcgoun Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	ov.au	ı/underquot	ting					
Single price	e \$985,000										
Median sale price											
Median price	\$810,000	Pro	operty Type	Townhouse			Suburb	Richmond			
Period - From	28/10/2021	to	27/10/2022		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	22a Rooney St RICHMOND 3121	\$1,150,000	28/09/2022
2	2/3 Princes St ABBOTSFORD 3067	\$990,000	20/08/2022
3	6/85 Nicholson St ABBOTSFORD 3067	\$942,000	15/06/2022

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:

28/10/2022 11:49









Property Type: Townhouse (Single) Agent Comments

Indicative Selling Price \$985,000 **Median Townhouse Price** 28/10/2021 - 27/10/2022: \$810,000

Comparable Properties



22a Rooney St RICHMOND 3121 (REI)



Price: \$1,150,000 Method: Sold Before Auction Date: 28/09/2022 Property Type: Townhouse (Res) Agent Comments



2/3 Princes St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$990,000 Method: Auction Sale Date: 20/08/2022 Property Type: Townhouse (Res)



6/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

601 1 2

Agent Comments

Price: \$942,000 Method: Private Sale Date: 15/06/2022 Property Type: Townhouse (Res)

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

- 3



propertydata

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