

RT Edgar

STATEMENT OF INFORMATION

20 August 2018

Property offered for sale

5/2 Kipling Street, Richmond VIC 3121

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$440,000 Unit x Suburb Richmond

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Justine Harris consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 305/37-39 Bosisto Street, Richmond VIC 3121	\$512,000	20/03/2018
2 206/132 Burnley Street, Richmond VIC 3121	\$520,000	20/04/2018
3 2.29/8 Garfield Street, Richmond VIC 3121	\$530,000	22/02/2018