

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

84 Type Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,249,000

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	5 Tanner St RICHMOND 3121	\$1,170,000	17/09/2019
2	80 York St RICHMOND 3121	\$1,160,000	29/08/2019
3	1 Sutton Gr RICHMOND 3121	\$1,110,000	21/09/2019

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:

11/10/2019 12:57



2 1 1

Property Type: House (Res)

Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price

\$1,249,000

Median House Price

June quarter 2019: \$1,250,000

Comparable Properties



5 Tanner St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,170,000

Method: Sale by Tender

Date: 17/09/2019

Rooms: 3

Property Type: House



80 York St RICHMOND 3121 (REI)

Agent Comments

2 1 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 29/08/2019

Rooms: 3

Property Type: House (Res)



1 Sutton Gr RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)