

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 124 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,250,000 House X Unit Suburb Richmond

Period - From 01/07/2018 to 30/06/2019 Source REIV

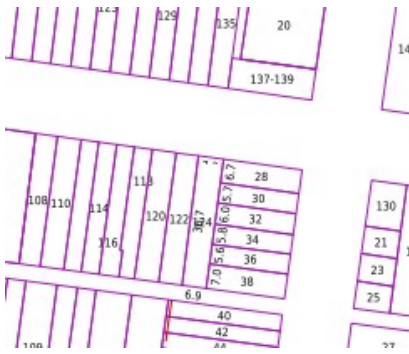
Comparable property sales (*Delete A or B below as applicable)

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	158 Stawell St BURNLEY 3121	\$1,120,000	10/05/2019
2	2 Adam St BURNLEY 3121	\$1,070,000	27/04/2019
3	14 Park Gr RICHMOND 3121	\$1,057,500	23/02/2019

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.



3 -

Rooms:
Property Type: House
Land Size: 257.833 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2019: \$1,250,000

Comparable Properties



158 Stawell St BURNLEY 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,120,000
Method: Sold Before Auction
Date: 10/05/2019
Rooms: 3
Property Type: House (Res)
Land Size: 186 sqm approx



2 Adam St BURNLEY 3121 (REI)

Agent Comments

2 1 -

Price: \$1,070,000
Method: Auction Sale
Date: 27/04/2019
Rooms: -
Property Type: House (Res)



14 Park Gr RICHMOND 3121 (REI/VG)

Agent Comments

2 2 -

Price: \$1,057,500
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 185 sqm approx