

#### 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              | 124 Kent Street, Richmond Vic 3121 |
|----------------------|------------------------------------|
| Including suburb and |                                    |
| postcode             |                                    |
|                      |                                    |
|                      |                                    |

#### 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 | Hou | ıse X      | Unit |        | Suburb | Richmond |
|---------------|-------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/07/2018  | to  | 30/06/2019 |      | Source | REIV   |          |

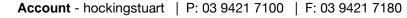
#### Comparable property sales (\*Delete A or B below as applicable)

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.

| Add | dress 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.







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## hockingstuart



**--** 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)

**--** 2



Price: \$1,120,000

Method: Sold Before Auction

Date: 10/05/2019

Rooms: 3

Property Type: House (Res) Land Size: 186 sqm approx

**Agent Comments** 



2 Adam St BURNLEY 3121 (REI)

**-**2





Price: \$1,070,000 Method: Auction Sale Date: 27/04/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 



14 Park Gr RICHMOND 3121 (REI/VG)

**-**2





Price: \$1,057,500 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House (Res) Land Size: 185 sqm approx

**Agent Comments** 

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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