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 26 Peers Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	I/underquot	ting		
Single price	e \$1,260,000							
Median sale p	rice							
Median price	\$1,241,750	Pro	operty Type	Ηοι	ise		Suburb	Richmond
Period - From	01/10/2018	to	30/09/2019		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.

Ade	dress of comparable property	Price	Date of sale
1	77 Laity St RICHMOND 3121	\$1,315,000	21/09/2019
2	11 Laity St RICHMOND 3121	\$1,260,000	16/09/2019
3	43 Edinburgh St RICHMOND 3121	\$1,255,000	26/10/2019

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:

09/12/2019 09:26





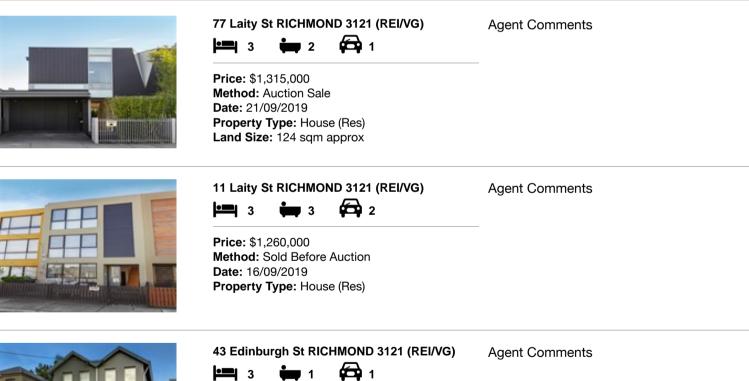




Property Type: House (Previously Occupied - Detached) Land Size: 258 sqm approx Agent Comments

Indicative Selling Price \$1,260,000 **Median House Price** Year ending September 2019: \$1,241,750

Comparable Properties







Price: \$1,255,000 Method: Private Sale Date: 26/10/2019 Property Type: Townhouse (Single) Land Size: 128 sqm approx

Account - Biggin & Scott | P: 03 9429 9177



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.