

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

26 Peers Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,260,000

Median sale price

Median price \$1,241,750

Property Type House

Suburb Richmond

Period - From 01/10/2018

to 30/09/2019

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	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



77 Laity St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,315,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 124 sqm approx



11 Laity St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Sold Before Auction
Date: 16/09/2019
Property Type: House (Res)



43 Edinburgh St RICHMOND 3121 (REI/VG)

Agent Comments



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