

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

11/5 Stillman Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,295,000

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	14/24 Tanner St RICHMOND 3121	\$1,300,000	23/11/2019
2	206/1 Barnet Way RICHMOND 3121	\$1,280,000	14/09/2019
3			

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:

02/12/2019 13:59



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Property Type: Strata
Unit/Townhouse
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
Year ending September 2019: \$1,241,750

Comparable Properties



14/24 Tanner St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 23/11/2019
Property Type: Apartment



206/1 Barnet Way RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Apartment

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.