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

6/361 Church Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pi	rice							
Median price	\$588,750	Pro	operty Type	Unit			Suburb	Richmond
Period - From	06/11/2018	to	05/11/2019		So	urce	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	6/2-6 Docker St RICHMOND 3121	\$460,000	21/09/2019
2	2/12 Howard St RICHMOND 3121	\$430,000	07/09/2019
3	5/263 Lennox St RICHMOND 3121	\$425,000	24/08/2019

OR

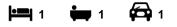
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/11/2019 16:20







Property Type: Unit Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price 06/11/2018 - 05/11/2019: \$588,750

Comparable Properties



6/2-6 Docker St RICHMOND 3121 (REI)



Price: \$460,000 Method: Auction Sale Date: 21/09/2019 Property Type: Apartment Agent Comments



Price: \$430,000

2/12 Howard St RICHMOND 3121 (REI)

Method: Sale by Tender Date: 07/09/2019 Rooms: 2 Property Type: Apartment



5/263 Lennox St RICHMOND 3121 (REI/VG)



Price: \$425,000 Method: Auction Sale Date: 24/08/2019 Rooms: 2 Property Type: Apartment

Account - Marshall White One | P: 9822 9999 | F: 03 9824 4897



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.

Agent Comments

Agent Comments