

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 consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$588,750 Property Type Unit Suburb Richmond

Period - From 06/11/2018 to 05/11/2019 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	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



1 1 1

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)

Agent Comments

1 1 1

Price: \$460,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Apartment



2/12 Howard St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$430,000

Method: Sale by Tender

Date: 07/09/2019

Rooms: 2

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$425,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 2

Property Type: Apartment