

# 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

11/285 Church Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$875,000

### Median sale price

Median price \$608,500

Property Type Unit

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	5/19-23 Palmer St RICHMOND 3121	\$929,000	29/08/2019
2	18/47 Westbank Tce RICHMOND 3121	\$858,000	09/11/2019
3	4/165 Lennox St RICHMOND 3121	\$819,800	16/09/2019

**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:

03/12/2019 13:47



2   1   1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$875,000

**Median Unit Price**

Year ending September 2019: \$608,500

## Comparable Properties

5/19-23 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments

2   1   1

**Price:** \$929,000

**Method:** Private Sale

**Date:** 29/08/2019

**Rooms:** 3

**Property Type:** Townhouse (Single)



18/47 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

2   1   1

**Price:** \$858,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** Apartment



4/165 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2   1   1

**Price:** \$819,800

**Method:** Sold Before Auction

**Date:** 16/09/2019

**Property Type:** Townhouse (Res)