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 |
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Single price \$875,000

Median sale price

| Median price | \$608,500 | Pro | perty Type Uni | t | | Suburb | Richmond |
|---------------|------------|-----|----------------|----|------|--------|----------|
| Period - From | 01/10/2018 | to | 30/09/2019 | 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 | 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



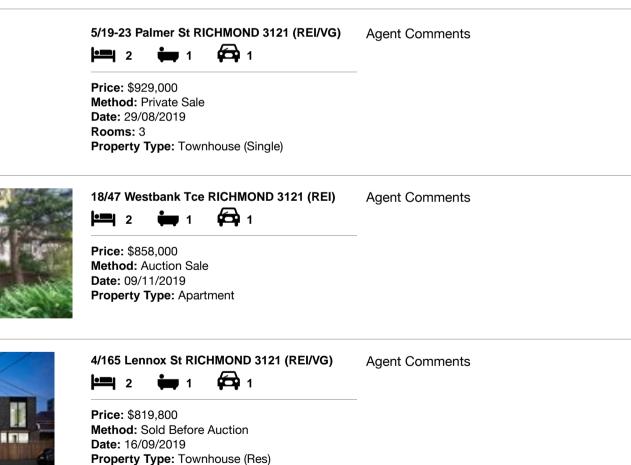






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$875,000 Median Unit Price Year ending September 2019: \$608,500

Comparable Properties



Account - Jellis Craig | P: 03 9428 3333



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.