

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

42 Charlotte Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

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	31 Canterbury St RICHMOND 3121	\$1,260,000	27/07/2019
2	78 Neptune St RICHMOND 3121	\$1,243,500	14/09/2019
3	5 Tanner St RICHMOND 3121	\$1,170,000	17/09/2019

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:

18/11/2019 16:26

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending September 2019: \$1,241,750



Property Type: House

Agent Comments

Comparable Properties



31 Canterbury St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 3

Property Type: House (Res)

Land Size: 190 sqm approx



78 Neptune St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,243,500

Method: Auction Sale

Date: 14/09/2019

Rooms: 3

Property Type: House (Res)

Land Size: 217 sqm approx



5 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Sale by Tender

Date: 17/09/2019

Rooms: 3

Property Type: House

Land Size: 167 sqm approx