

#### 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	5 Tanner Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,183,750	Hou	ise X	Unit		Suburb	Richmond
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

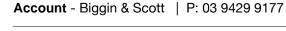
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	32 Rowena Pde RICHMOND 3121	\$1,228,000	30/03/2019
2	19 Chestnut St CREMORNE 3121	\$1,160,000	05/04/2019
3	158 Stawell St BURNLEY 3121	\$1,120,000	10/05/2019

#### 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.







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Rooms:

**Property Type:** House (Res) **Land Size:** 189 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2019: \$1,183,750

## Comparable Properties



32 Rowena Pde RICHMOND 3121 (REI/VG)

**—** 2



**6** 

**Price:** \$1,228,000 **Method:** Auction Sale **Date:** 30/03/2019 **Rooms:** 3

Property Type: House (Res) Land Size: 156 sqm approx **Agent Comments** 



19 Chestnut St CREMORNE 3121 (REI/VG)

**2** 



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Price: \$1,160,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: 3

**Property Type:** House (Res) **Land Size:** 160 sqm approx

Agent Comments



158 Stawell St BURNLEY 3121 (REI/VG)

**•** 





Price: \$1,120,000

Method: Sold Before Auction

Date: 10/05/2019 Rooms: 3

**Property Type:** House (Res) **Land Size:** 186 sqm approx

**Agent Comments** 

**Account** - Biggin & Scott | P: 03 9429 9177





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