

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

5 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,183,750

House

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.

	Address 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.



2 1 0

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)

Agent Comments

2 1 1

Price: \$1,228,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 3

Property Type: House (Res)

Land Size: 156 sqm approx



19 Chestnut St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 -

Price: \$1,160,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: 3

Property Type: House (Res)

Land Size: 160 sqm approx



158 Stawell St BURNLEY 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,120,000

Method: Sold Before Auction

Date: 10/05/2019

Rooms: 3

Property Type: House (Res)

Land Size: 186 sqm approx