Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Grattan Place, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,461,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/04/2021	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	196 Coppin St RICHMOND 3121	\$1,920,000	17/04/2021
2	14 Goodwood St RICHMOND 3121	\$1,750,000	22/06/2021
3	4 Adam St BURNLEY 3121	\$1,750,000	08/05/2021

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:

27/09/2021 15:59









Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price June quarter 2021: \$1,461,000

Comparable Properties



196 Coppin St RICHMOND 3121 (REI/VG)

6.



Price: \$1,920,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 158 sqm approx

14 Goodwood St RICHMOND 3121 (REI/VG) Agent Comments





Price: \$1,750,000 Method: Sold Before Auction Date: 22/06/2021 Property Type: House (Res) Land Size: 141 sqm approx

4 Adam St BURNLEY 3121 (REI/VG)



Agent Comments

Agent Comments



Price: \$1,750,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 170 sqm approx

Account - Jellis Craig | P: 03 9428 3333



propertydata

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