

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

6 Grattan Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,461,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 30/06/2021 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	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



3 2 2

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)

Agent Comments

3 2 -

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

3 1 -

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

3 2 -

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