

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

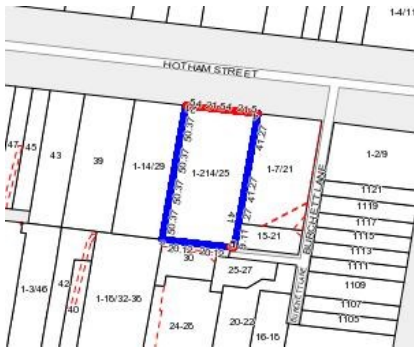
Comparable property sales (*Delete A or B below as applicable)

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	6/46-50 Baker St RICHMOND 3121	\$350,000	21/02/2019
2	3/164 Lennox St RICHMOND 3121	\$340,000	07/03/2019
3	8/63 Elizabeth St RICHMOND 3121	\$298,000	16/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 Year ending December 2018: \$740,000

Comparable Properties



6/46-50 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$350,000
Method: Auction Sale
Date: 21/02/2019
Rooms: 2
Property Type: Apartment



3/164 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$340,000
Method: Sold Before Auction
Date: 07/03/2019
Rooms: -
Property Type: Apartment



8/63 Elizabeth St RICHMOND 3121 (REI)

Agent Comments



Price: \$298,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: Apartment