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

Median sale price

Median price	\$1,206,750	Pro	perty Type	House		Suburb	Richmond
Period - From	01/07/2019	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Kelso St CREMORNE 3121	\$1,760,000	12/08/2019
2	11 Carroll St RICHMOND 3121	\$1,790,000	06/07/2019
3	70a Cutter St RICHMOND 3121	\$1,915,000	25/05/2019

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.

This Statement of Information was prepared on:	10/11/2019 09:00









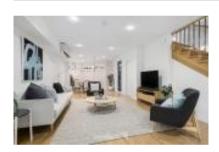




Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** September quarter 2019: \$1,206,750

Comparable Properties



2 Kelso St CREMORNE 3121 (REI/VG)





Price: \$1,760,000 Method: Private Sale Date: 12/08/2019

Rooms: 5

Property Type: Townhouse (Single) Land Size: 174 sqm approx

Agent Comments









Price: \$1,790,000 Method: Auction Sale Date: 06/07/2019

Property Type: House (Res)

Agent Comments



70a Cutter St RICHMOND 3121 (REI/VG)



Price: \$1,915,000 Method: Auction Sale **Date:** 25/05/2019

Property Type: House (Res) Land Size: 225 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



