

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

81 Buckingham Street, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Richmond

Period - From 01/04/2019

to

30/06/2019

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	27 Paterson St ABBOTSFORD 3067	\$1,530,000	08/03/2019
2	1/1 George St RICHMOND 3121	\$1,425,000	02/03/2019
3	344a Highett St RICHMOND 3121	\$1,380,000	06/05/2019

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.



3 3 1

Rooms:

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2019: \$1,250,000

Comparable Properties



27 Paterson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 -

Price: \$1,530,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 164 sqm approx



1/1 George St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 144 sqm approx



344a Highett St RICHMOND 3121 (REI)

Agent Comments

3 3 1

Price: \$1,380,000

Method: Private Sale

Date: 06/05/2019

Rooms: 4

Property Type: House