

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

154 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$1,206,750

Property 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.~~

	Address of comparable property	Price	Date of sale
1	15 Wellington St CREMORNE 3121	\$2,701,000	31/08/2019
2	6 Erin St RICHMOND 3121	\$2,670,000	07/12/2019
3			

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:

09/12/2019 09:38



6 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,850,000

Median House Price

September quarter 2019: \$1,206,750

Comparable Properties



15 Wellington St CREMORNE 3121 (REI)

Agent Comments

3 2 2

Price: \$2,701,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)



6 Erin St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$2,670,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: House (Res)

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.