Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 11 Johnson Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	consumer.vic.gc	v.au/underquot	ting	
Single price	e \$1,395,000				
Median sale p	rice				
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	372 Highett St RICHMOND 3121	\$1,450,000	21/09/2019
2	89 Stawell St RICHMOND 3121	\$1,361,000	01/06/2019
3	169 Vere St ABBOTSFORD 3067	\$1,355,000	07/09/2019

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:

04/11/2019 11:51









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,395,000 Median House Price September quarter 2019: \$1,206,750

Comparable Properties



372 Highett St RICHMOND 3121 (REI)

89 Stawell St RICHMOND 3121 (REI/VG)

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Price: \$1,450,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,361,000 Method: Auction Sale Date: 01/06/2019 Property Type: House (Res)

Land Size: 132 sqm approx

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169 Vere St ABBOTSFORD 3067 (REI)



Price: \$1,355,000 Method: Auction Sale Date: 07/09/2019 Rooms: 4 Property Type: House (Res) Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.