

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

11 Johnson Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,395,000

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	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)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)



89 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,361,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 132 sqm approx



169 Vere St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 4

Property Type: House (Res)