

# 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

2/4 Stillman Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,402,500 Property Type House Suburb Richmond

Period - From 01/01/2020 to 31/12/2020 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	16/47 Mary St RICHMOND 3121	\$1,285,000	05/12/2020
2	2/38 Egan St RICHMOND 3121	\$1,268,000	27/02/2021
3	22 Farmer St RICHMOND 3121	\$1,260,000	24/02/2021

**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: 15/03/2021 12:27



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

Year ending December 2020: \$1,402,500

## Comparable Properties



**16/47 Mary St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Townhouse (Res)



**2/38 Egan St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,268,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)



**22 Farmer St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 24/02/2021

**Property Type:** Townhouse (Single)