

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

20 The Crofts, Richmond Vic 3121

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Richmond

Period - From 01/10/2020

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	127 Richmond Tce RICHMOND 3121	\$1,600,000	03/12/2020
2	96 Lennox St RICHMOND 3121	\$1,570,000	05/10/2020
3	32 Thomas St RICHMOND 3121	\$1,520,000	12/10/2020

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:

16/01/2021 08:22



 3  1  1

Property Type: House (Res)

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2020: \$1,440,000

Comparable Properties



127 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

 3  1  -

Price: \$1,600,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: House (Res)



96 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,570,000

Method: Private Sale

Date: 05/10/2020

Rooms: 4

Property Type: House

Land Size: 191 sqm approx



32 Thomas St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,520,000

Method: Private Sale

Date: 12/10/2020

Rooms: 4

Property Type: House

Land Size: 103 sqm approx