

# 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

203 Stawell 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 \$1,500,000 & \$1,600,000

### 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	28 Johnson St RICHMOND 3121	\$1,700,000	05/12/2020
2	74 Bunting St RICHMOND 3121	\$1,515,000	29/10/2020
3	56 Rooney St RICHMOND 3121	\$1,600,000	01/08/2020

**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:

22/01/2021 10:47



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2020: \$1,440,000

## Comparable Properties



28 Johnson St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,700,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 237 sqm approx



74 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,515,000

Method: Auction Sale

Date: 29/10/2020

Property Type: House (Res)

Land Size: 125 sqm approx



56 Rooney St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,600,000

Method: Private Sale

Date: 01/08/2020

Property Type: House

Land Size: 202 sqm approx