

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

95 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,480,000

&

\$1,550,000

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	17 Carroll St RICHMOND 3121	\$1,525,000	31/10/2020
2	35 Stanley St RICHMOND 3121	\$1,505,000	05/12/2020
3	12 Rooney St RICHMOND 3121	\$1,426,000	31/10/2020

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:

22/02/2021 11:59



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Property Type: House (Res)

Land Size: 161 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

December quarter 2020: \$1,440,000

Comparable Properties



17 Carroll St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,525,000

Method: Private Sale

Date: 31/10/2020

Property Type: House

Land Size: 95 sqm approx



35 Stanley St RICHMOND 3121 (REI)

Agent Comments

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Price: \$1,505,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)



12 Rooney St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,426,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 237 sqm approx