

# 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

46 Freeman 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)

Single price

\$1,700,000

### Median sale price

Median price

\$1,428,000

Property Type

House

Suburb

Richmond

Period - From

01/04/2020

to

31/03/2021

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	29 Edinburgh St RICHMOND 3121	\$1,780,000	13/11/2020
2	2 Duke St RICHMOND 3121	\$1,610,000	30/01/2021
3			

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:

22/04/2021 09:40



3 2 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,700,000

**Median House Price**

Year ending March 2021: \$1,428,000

## Comparable Properties



**29 Edinburgh St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** Townhouse (Single)

**Land Size:** 178 sqm approx



**2 Duke St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 30/01/2021

**Property Type:** Townhouse (Res)

**Land Size:** 115 sqm approx

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.