

# 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

36 Garfield 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 \$1,000,000

&

\$1,100,000

### 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	78 Baker St RICHMOND 3121	\$1,145,000	12/12/2020
2	34 Albert St ABBOTSFORD 3067	\$1,080,000	19/12/2020
3	23 Buckingham St RICHMOND 3121	\$1,050,000	27/12/2020

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:

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3 1 1

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 231 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2020: \$1,440,000

## Comparable Properties



**78 Baker St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 189 sqm approx



**34 Albert St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 218 sqm approx



**23 Buckingham St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 27/12/2020

**Property Type:** House

**Land Size:** 169 sqm approx