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

22/9 Tennyson Street, Richmond Vic 3121

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

| Median price | $662,750 | Property Type | Unit | 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	112/88 Trenerry Cr, Abbotsford, Vic 3067, Australia	$606,000	20/03/2021
2	110/30 Burnley St RICHMOND 3121	$620,000	20/01/2021
3	12/30 Tanner St RICHMOND 3121	$615,000	23/02/2021

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: 25/03/2021 10:56

CONSUMER AFFAIRS VICTORIA

22/9 Tennyson Street, Richmond Vic 3121

🛏 2   🛁 1   🚗 1

Rooms: 3
Property Type: Apartment
Land Size: 1348 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
December quarter 2020: $662,750

Comparable Properties

112/88 Trenerry Cr, Abbotsford, Vic 3067, Australia (REI)

🛏 2   🛁 2   🚗 1

Price: $606,000
Method:
Date: 20/03/2021
Property Type: House

Agent Comments

110/30 Burnley St RICHMOND 3121 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $620,000
Method: Private Sale
Date: 20/01/2021
Property Type: Apartment

Agent Comments

12/30 Tanner St RICHMOND 3121 (REI)

🛏 2   🛁 1   🚗 1

Price: $615,000
Method: Private Sale
Date: 23/02/2021
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177