Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	4/22 Buckingham Street, Richmond Vic 3121
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$880,000

Median sale price

Median price \$615,000	Pro	pperty Type Uni	t		Suburb	Richmond
Period - From 01/01/2020	to	31/12/2020	Sou	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	18/2-6 New St RICHMOND 3121	\$885,000	11/12/2020
2	12/22 Buckingham St RICHMOND 3121	\$857,500	07/11/2020
3	8 Buckingham St RICHMOND 3121	\$800,000	10/12/2020

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:	23/03/2021 15:25



Date of sale



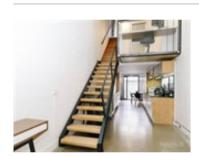




Property Type: House (Res) Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** Year ending December 2020: \$615,000

Comparable Properties



18/2-6 New St RICHMOND 3121 (REI/VG)

Price: \$885,000 Method: Private Sale Date: 11/12/2020

Property Type: Townhouse (Single)

Agent Comments



12/22 Buckingham St RICHMOND 3121 (VG)

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Price: \$857,500 Method: Sale Date: 07/11/2020

Property Type: Townhouse (Conjoined)

Agent Comments



8 Buckingham St RICHMOND 3121 (REI/VG)

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Price: \$800,000 Method: Auction Sale Date: 10/12/2020

Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



