

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

7 Mitchell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

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 | 16 Madden Gr BURNLEY 3121 | \$1,315,000 | 02/01/2021 |
| 2 | 46 Lord St RICHMOND 3121 | \$1,275,000 | 30/01/2021 |
| 3 | 368 Toorak Rd SOUTH YARRA 3141 | \$1,221,000 | 19/12/2020 |

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:

08/05/2021 14:10



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Property Type: House
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending March 2021: \$1,428,000

Comparable Properties



16 Madden Gr BURNLEY 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,315,000
Method: Private Sale
Date: 02/01/2021
Property Type: House
Land Size: 258 sqm approx



46 Lord St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,275,000
Method: Auction Sale
Date: 30/01/2021
Property Type: House (Res)
Land Size: 192 sqm approx



368 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$1,221,000
Method: Private Sale
Date: 19/12/2020
Property Type: House
Land Size: 156 sqm approx