

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 Queen Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	97 Lord St RICHMOND 3121	\$1,541,000	20/03/2021
2	44 Johnson St RICHMOND 3121	\$1,515,000	01/05/2021
3	149 Mary St RICHMOND 3121	\$1,420,000	01/05/2021

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:

06/05/2021 11:16



Rooms: 4
Property Type: House
Land Size: 195 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2021: \$1,428,000

Comparable Properties



97 Lord St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,541,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 180 sqm approx



44 Johnson St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,515,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 220 sqm approx



149 Mary St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,420,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)