

# 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

4 Edinburgh 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 \$1,300,000 & \$1,400,000

### 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	78 Neptune St RICHMOND 3121	\$1,420,000	27/03/2021
2	68 Bendigo St RICHMOND 3121	\$1,358,000	27/03/2021
3	107 Lord St RICHMOND 3121	\$1,336,000	24/03/2021

**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: 16/06/2021 12:17



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 167.815 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending March 2021: \$1,428,000

## Comparable Properties



**78 Neptune St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 209 sqm approx



**68 Bendigo St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,358,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)



**107 Lord St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,336,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2021  
**Property Type:** House (Res)