

# 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

2/19 Manton 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)

Single price \$1,295,000

### Median sale price

Median price \$1,455,000

Property Type House

Suburb Richmond

Period - From 01/07/2020

to 30/06/2021

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	3 Cameron St RICHMOND 3121	\$1,367,000	26/06/2021
2	39 Gumbri La BURNLEY 3121	\$1,315,000	01/04/2021
3	4/19 Rowena Pde RICHMOND 3121	\$1,265,000	18/02/2021

**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:

07/08/2021 15:12



2 2 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,295,000

**Median House Price**

Year ending June 2021: \$1,455,000

## Comparable Properties



**3 Cameron St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$1,367,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Townhouse (Res)



**39 Gumbri La BURNLEY 3121 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 01/04/2021

**Property Type:** Townhouse (Res)



**4/19 Rowena Pde RICHMOND 3121 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 03 9429 9177