

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

620 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Richmond

Period - From

28/05/2020

to

27/05/2021

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	31 Tudor St RICHMOND 3121	\$1,619,000	22/05/2021
2	6 Wattle Rd HAWTHORN 3122	\$1,526,000	14/05/2021
3	77 Bendigo St RICHMOND 3121	\$1,645,000	23/12/2020

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:

28/05/2021 19:35



Property Type: House (Previously Occupied - Detached)
Land Size: 304 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 28/05/2020 - 27/05/2021: \$1,400,000

Comparable Properties



31 Tudor St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,619,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 302 sqm approx



6 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,526,000
Method: Auction Sale
Date: 14/05/2021
Property Type: House (Res)
Land Size: 301 sqm approx



77 Bendigo St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,645,000
Method: Private Sale
Date: 23/12/2020
Property Type: House
Land Size: 300 sqm approx