

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

22 Reeves Crescent, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	3b Little Lesney St RICHMOND 3121	\$1,315,000	17/07/2021
2	63 Bunting St RICHMOND 3121	\$1,330,000	10/07/2021
3	18 Sheedy St RICHMOND 3121	\$1,276,000	05/06/2021

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:

22/07/2021 16:28



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

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

Comparable Properties



3b Little Lesney St RICHMOND 3121 (REI)

Agent Comments

3
 2
 2

Price: \$1,315,000

Method: Private Sale

Date: 17/07/2021

Property Type: Townhouse (Single)



63 Bunting St RICHMOND 3121 (REI)

Agent Comments

3
 2
 -

Price: \$1,330,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



18 Sheedy St RICHMOND 3121 (REI)

Agent Comments

3
 2
 1

Price: \$1,276,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)