

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 57 Hoddle Street, Richmond Vic 3121

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Richmond

Period - From 01/01/2021

to 31/12/2021

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	223 Burnley St RICHMOND 3121	\$981,000	13/11/2021
2	42 Raphael St ABBOTSFORD 3067	\$905,000	16/10/2021
3	61 Hoddle St RICHMOND 3121	\$850,000	24/12/2021

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:

04/02/2022 10:38



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Property Type: House

Agent Comments

Indicative Selling Price

\$900,000

Median House Price

Year ending December 2021: \$1,510,000

Comparable Properties



223 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$981,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 164 sqm approx



42 Raphael St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$905,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 114 sqm approx



61 Hoddle St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$850,000

Method: Sold Before Auction

Date: 24/12/2021

Property Type: House

Account - Biggin & Scott | P: 03 9429 9177