## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 49 Highett Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Single price	e \$2,129,000							
Median sale p	rice							
Median price	\$1,655,000	Pro	operty Type	Ηοι	ISE		Suburb	Richmond
Period - From	01/07/2021	to	30/09/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	47 Bennett St RICHMOND 3121	\$2,200,000	01/05/2021
2	318 Church St RICHMOND 3121	\$2,140,000	10/07/2021
3	65 Buckingham St RICHMOND 3121	\$1,960,000	03/07/2021

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:

20/10/2021 09:47









**Property Type:** Agent Comments Indicative Selling Price \$2,129,000 Median House Price September quarter 2021: \$1,655,000

# **Comparable Properties**



47 Bennett St RICHMOND 3121 (REI/VG)



Price: \$2,200,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 361.57 sqm approx Agent Comments

Agent Comments



3
2
4
2

Price: \$2,140,000

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318 Church St RICHMOND 3121 (REI/VG)

Method: Auction Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 185 sqm approx



65 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,960,000 Method: Auction Sale Date: 03/07/2021 Property Type: House (Res) Land Size: 273 sqm approx

#### Account - Biggin & Scott | P: 03 9429 9177



property data

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