

# 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 39 Little Hoddle 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	25 Vere St COLLINGWOOD 3066	\$1,075,000	26/05/2021
2	1b Hosie St RICHMOND 3121	\$1,050,000	25/05/2021
3	85/4 Tullo PI RICHMOND 3121	\$1,010,000	23/06/2021

**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: 01/10/2021 09:10



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

01/10/2020 - 30/09/2021: \$1,435,000

## Comparable Properties



**25 Vere St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

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**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 26/05/2021

**Property Type:** House

**Land Size:** 129 sqm approx



**1b Hosie St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 25/05/2021

**Property Type:** Apartment



**85/4 Tullo PI RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9429 9177