

# 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 96 Highett 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 \$1,400,000 & \$1,480,000

### Median sale price

Median price \$1,487,000 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	9 Kelso St CREMORNE 3121	\$1,500,000	22/07/2021
2	34 Buckingham St RICHMOND 3121	\$1,467,000	15/07/2021
3	60 Brighton St RICHMOND 3121	\$1,330,000	06/10/2021

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: 15/10/2021 17:25



4   2   1

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 264 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,480,000  
**Median House Price**  
Year ending September 2021: \$1,487,000

## Comparable Properties



**9 Kelso St CREMORNE 3121 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 22/07/2021  
**Property Type:** House (Res)



**34 Buckingham St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,467,000  
**Method:** Auction Sale  
**Date:** 15/07/2021  
**Property Type:** House  
**Land Size:** 167 sqm approx



**60 Brighton St RICHMOND 3121 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 06/10/2021  
**Property Type:** House (Res)  
**Land Size:** 224 sqm approx