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	81 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,440,000 Property Type House Suburb Richmond

Period - From 10/09/2020 to 09/09/2021 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	127 Kent St, Richmond, Vic 3121, Australia	$1,550,000	29/05/2021
2	111 Kent St RICHMOND 3121	$1,487,000	17/08/2021
3	56 Farmer St RICHMOND 3121	$1,375,000	14/08/2021

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: 10/09/2021 08:30

81 Erin Street, Richmond Vic 3121

3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
10/09/2020 - 09/09/2021: $1,440,000

Comparable Properties

127 Kent St, Richmond, Vic 3121, Australia (REI)

2 1 1

Price: $1,550,000
Method:
Date: 29/05/2021
Property Type: House

Agent Comments

111 Kent St RICHMOND 3121 (REI)

2 1 1

Price: $1,487,000
Method: Sold Before Auction
Date: 17/08/2021
Property Type: House (Res)

Agent Comments

56 Farmer St RICHMOND 3121 (REI)

2 1 1

Price: $1,375,000
Method: Auction Sale
Date: 14/08/2021
Rooms: 3
Property Type: House (Res)
Land Size: 138 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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