

# 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

14 Hosie 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 \$1,300,000

&

\$1,350,000

### 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	6 Dove PI RICHMOND 3121	\$1,310,000	08/08/2021
2	57 Abinger St RICHMOND 3121	\$1,300,000	23/10/2021
3	49a Somerset St RICHMOND 3121	\$1,300,000	20/09/2021

**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:

25/10/2021 12:17



2 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending September 2021: \$1,487,000

## Comparable Properties



6 Dove PI RICHMOND 3121 (REI/VG)

Agent Comments

2 1 2

Price: \$1,310,000

Method: Sold Before Auction

Date: 08/08/2021

Property Type: Townhouse (Res)

Land Size: 2378 sqm approx



57 Abinger St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House

Land Size: 98 sqm approx



49a Somerset St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,300,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Account - Biggin & Scott | P: 03 9429 9177