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

1/75 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

| Median price | $666,250 | Property Type | Unit | Suburb | Richmond |

| Period - From | 01/07/2020 | to | 30/06/2021 | 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	5/74 Studley Park Rd KEW 3101	$1,000,000	30/06/2021
2	3/3 Princes St ABBOTSFORD 3067	$883,000	19/06/2021
3			

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: 22/09/2021 16:08

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Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending June 2021: $666,250

Comparable Properties

5/74 Studley Park Rd KEW 3101 (VG)

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Price: $1,000,000
Method: Sale
Date: 30/06/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3/3 Princes St ABBOTSFORD 3067 (REI/VG)

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Price: $883,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Biggin & Scott | P: 03 9429 9177