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 Hollick Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,500,000		&		\$1,650,000					
Median sale pi	rice									
Median price	\$1,455,000	Pro	operty Type	Hou	ise		Suburb	Richmond		
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	31 Tudor St RICHMOND 3121	\$1,619,000	22/05/2021
2	7 Queen St RICHMOND 3121	\$1,575,000	12/06/2021
3	44 Johnson St RICHMOND 3121	\$1,515,000	01/05/2021

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:

05/10/2021 12:04









Rooms: 4 Property Type: House Land Size: 297.661 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending June 2021: \$1,455,000

Comparable Properties



31 Tudor St RICHMOND 3121 (REI)



Price: \$1,619,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res) Land Size: 302 sqm approx

7 Queen St RICHMOND 3121 (REI)

6.

Agent Comments

Agent Comments



Price: \$1,575,000 Method: Auction Sale Date: 12/06/2021 Property Type: House (Res) Land Size: 200 sqm approx

3

44 Johnson St RICHMOND 3121 (REI)



(REI) Agent Comments

Price: \$1,515,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 220 sqm approx

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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