## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/15 Sherwood Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$350,000

#### Median sale price

Median price	\$666,250	Pro	perty Type Unit	t	Subu	Irb Richmond
Period - From	01/07/2020	to	30/06/2021	Sou	Irce 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.

Add	dress of comparable property	Price	Date of sale
1	17/244 Mary St RICHMOND 3121	\$385,000	08/09/2021
2	6/46 Adam St BURNLEY 3121	\$350,000	15/09/2021
3	23/160 Coppin St RICHMOND 3121	\$340,000	26/08/2021

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:

12/10/2021 14:29









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$350,000 **Median Unit Price** Year ending June 2021: \$666,250

# **Comparable Properties**



17/244 Mary St RICHMOND 3121 (REI)



Price: \$385,000 Method: Private Sale Date: 08/09/2021 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



1

6/46 Adam St BURNLEY 3121 (REI)



23/160 Coppin St RICHMOND 3121 (REI/VG)



Price: \$340.000 Method: Private Sale Date: 26/08/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



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