

# 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

6/15 Sherwood 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)

Single price \$350,000

### 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	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



1 bed 1 bath 1 car

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)

Agent Comments

1 bed 1 bath 1 car

Price: \$385,000

Method: Private Sale

Date: 08/09/2021

Property Type: Apartment



6/46 Adam St BURNLEY 3121 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$350,000

Method: Private Sale

Date: 15/09/2021

Property Type: Apartment



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

Agent Comments

1 bed 1 bath 1 car

Price: \$340,000

Method: Private Sale

Date: 26/08/2021

Property Type: Apartment