## 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

12 Waterloo Place, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$1,455,000	Pro	operty Type	Hou	se		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/24 Abinger St RICHMOND 3121	\$3,110,000	26/05/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

21/09/2021 12:04







Rooms: 5 Property Type: House Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending June 2021: \$1,455,000

# **Comparable Properties**



2/24 Abinger St RICHMOND 3121 (REI)



Price: \$3,110,000 Method: Private Sale Date: 26/05/2021 Property Type: House 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.

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