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 39 Crown Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,580,000			
Median sale p	rice							
Median price	\$1,487,000	Pro	operty Type	Hou	ISE		Suburb	Richmond
Period - From	01/10/2020	to	30/09/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	5 Lambert St RICHMOND 3121	\$1,624,000	23/10/2021
2	1 Hollick St RICHMOND 3121	\$1,575,000	13/11/2021
3	81 Erin St RICHMOND 3121	\$1,560,000	30/10/2021

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:

18/11/2021 16:51









Property Type: Land Size: 385 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,580,000 Median House Price Year ending September 2021: \$1,487,000

Comparable Properties



5 Lambert St RICHMOND 3121 (REI)

1 Hollick St RICHMOND 3121 (REI)

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Price: \$1,624,000 Method: Sold Before Auction Date: 23/10/2021 Property Type: House (Res) Agent Comments

Agent Comments

Agent Comments



Price: \$1,575,000 Method: Auction Sale Date: 13/11/2021 Property Type: House (Res)

Land Size: 300 sqm approx

1 3



81 Erin St RICHMOND 3121 (REI)



Price: \$1,560,000 Method: Auction Sale Date: 30/10/2021 Property Type: House (Res) Land Size: 192 sqm approx

Account - Biggin & Scott | P: 03 9429 9177



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