## 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 84 York Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,000,000							
Median sale price								
Median price	\$1,487,000	Pro	operty Type Hou	se	Suburb Richmond			
Period - From	01/10/2020	to	30/09/2021	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 sixmonths 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		
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:

26/11/2021 13:12









Rooms: 4 Property Type: House Land Size: 170 sqm approx Agent Comments Indicative Selling Price \$1,000,000 Median House Price Year ending September 2021: \$1,487,000

# **Comparable Properties**

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.

Account - Biggin & Scott | P: 03 9429 9177





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