

# 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

7 Woodlawn 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)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 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 | 178 Coppin St RICHMOND 3121    | \$1,570,000 | 21/10/2021   |
| 2 | 12 Moorhouse St RICHMOND 3121  | \$1,510,000 | 11/12/2021   |
| 3 | 69 Mary St RICHMOND 3121       | \$1,470,000 | 12/11/2021   |

**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: 10/02/2022 15:17



3 2 0

**Property Type:** House  
**Land Size:** 170 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
Year ending December 2021: \$1,510,000

## Comparable Properties



178 Coppin St RICHMOND 3121 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 21/10/2021  
**Property Type:** House (Res)  
**Land Size:** 175 sqm approx



12 Moorhouse St RICHMOND 3121 (REI)

**Agent Comments**

2 1 1

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 182 sqm approx



69 Mary St RICHMOND 3121 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2021  
**Property Type:** House (Res)  
**Land Size:** 150 sqm approx