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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021		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.

Ado	dress 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









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)



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

Agent Comments

Agent Comments



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)



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

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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