

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

11 Richmond Terrace, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,300,000

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	43 Murphy St RICHMOND 3121	\$1,350,000	04/01/2022
2	5 Bliss St RICHMOND 3121	\$1,310,000	04/11/2021
3	28 Canterbury St RICHMOND 3121	\$1,250,000	18/12/2021

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:

31/01/2022 16:37



Rooms: 3
Property Type: House
Land Size: 164 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 Year ending December 2021: \$1,510,000

Comparable Properties



43 Murphy St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 04/01/2022
Property Type: House



5 Bliss St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Sold Before Auction
Date: 04/11/2021
Property Type: House (Res)
Land Size: 145 sqm approx



28 Canterbury St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)