

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

431 Punt Road, Richmond Vic 3121

Indicative selling price

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

Single price \$1,350,000

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	1 Hollick St RICHMOND 3121	\$1,575,000	13/11/2021
2	12 Moorhouse St RICHMOND 3121	\$1,510,000	11/12/2021
3	323 Punt Rd RICHMOND 3121	\$1,452,500	08/12/2021

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:

21/03/2022 15:50



3 1 1

Property Type: House
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 Year ending December 2021: \$1,510,000

Comparable Properties



1 Hollick St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 1

Price: \$1,575,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 300 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



323 Punt Rd RICHMOND 3121 (REI/VG)

Agent Comments

5 2 2

Price: \$1,452,500
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 176 sqm approx

Account - Biggin & Scott | P: 03 9429 9177