

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

3 Strode Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,825,000

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	10 Princess St RICHMOND 3121	\$1,900,000	27/10/2021
2	9 Rogers St RICHMOND 3121	\$1,835,000	13/10/2021
3	108 Park St ABBOTSFORD 3067	\$1,800,000	14/02/2022

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:

24/03/2022 09:52



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,825,000

Median House Price

Year ending December 2021: \$1,510,000

Comparable Properties



10 Princess St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,900,000

Method: Auction Sale

Date: 27/10/2021

Property Type: House (Res)

Land Size: 151 sqm approx



9 Rogers St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,835,000

Method: Private Sale

Date: 13/10/2021

Property Type: House

Land Size: 196 sqm approx



108 Park St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,800,000

Method: Private Sale

Date: 14/02/2022

Property Type: House

Account - Biggin & Scott | P: 03 9429 9177