Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	3 Strode Street, Richmond Vic 3121
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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











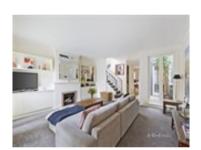


Property Type: House **Agent Comments**

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

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)





Price: \$1,835,000 Method: Private Sale Date: 13/10/2021 Property Type: House Land Size: 196 sqm approx Agent Comments



108 Park St ABBOTSFORD 3067 (REI)





Price: \$1.800.000 Method: Private Sale Date: 14/02/2022 Property Type: House Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



