

# 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

19 Stanley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,500,000

### Median sale price

Median price \$1,655,000 Property Type House Suburb Richmond

Period - From 01/07/2021 to 30/09/2021 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	8/11 Goodwood St RICHMOND 3121	\$1,457,500	21/10/2021
2	2b Hodgson Tce RICHMOND 3121	\$1,450,100	05/10/2021
3			

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: 10/01/2022 14:50



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 338 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
September quarter 2021: \$1,655,000

## Comparable Properties



**8/11 Goodwood St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$1,457,500  
**Method:** Sold Before Auction  
**Date:** 21/10/2021  
**Property Type:** Townhouse (Res)



**2b Hodgson Tce RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$1,450,100  
**Method:** Sold Before Auction  
**Date:** 05/10/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 94 sqm approx

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.