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	40 Bunting Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price	$1,580,000	Property Type	House	Suburb	Richmond
Period - From	01/10/2021	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	38 Bunting St RICHMOND 3121	$1,270,000	12/11/2021
2	23 Gardner St RICHMOND 3121	$1,260,000	15/12/2021
3	127 Coppin St RICHMOND 3121	$1,150,000	11/12/2021

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: 28/03/2022 07:58

40 Bunting Street, Richmond Vic 3121

3 2.5 2

Rooms: 5
Property Type: House
Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
December quarter 2021: $1,580,000

Comparable Properties

38 Bunting St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 12/11/2021
Property Type: Townhouse (Single)
Land Size: 113 sqm approx

Agent Comments

23 Gardner St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,260,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Townhouse (Res)
Land Size: 80 sqm approx

Agent Comments

127 Coppin St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,150,000
Method: Private Sale
Date: 11/12/2021
Property Type: House
Land Size: 88 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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