

# 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

11 The Crofts, 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 \$1,800,000 & \$1,980,000

### 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	14 Verity St RICHMOND 3121	\$1,998,800	11/03/2022
2	33 Charles St RICHMOND 3121	\$1,908,000	14/02/2022
3	505 Swan St RICHMOND 3121	\$1,900,000	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:

31/03/2022 10:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending December 2021: \$1,510,000

## Comparable Properties



**14 Verity St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,998,800  
**Method:** Private Sale  
**Date:** 11/03/2022  
**Property Type:** House



**33 Charles St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,908,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2022  
**Property Type:** House (Res)  
**Land Size:** 166 sqm approx



**505 Swan St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx