

# 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

5 Rogers 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)

Single price

\$1,299,000

### Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Richmond

Period - From

01/04/2021

to

31/03/2022

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	2 Hunter St RICHMOND 3121	\$1,390,000	22/04/2022
2	6 Park St RICHMOND 3121	\$1,290,000	12/02/2022
3	71 Somerset St RICHMOND 3121	\$1,280,000	10/03/2022

**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:

30/04/2022 12:43



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,299,000

Median House Price

Year ending March 2022: \$1,505,000

## Comparable Properties



2 Hunter St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,390,000

Method: Private Sale

Date: 22/04/2022

Property Type: House



6 Park St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 125 sqm approx



71 Somerset St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,280,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 182 sqm approx

Account - Biggin & Scott | P: 03 9429 9177