

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

57 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Richmond

Period - From 13/04/2021

to

12/04/2022

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	24 Elm Gr RICHMOND 3121	\$1,685,000	17/12/2021
2	31 Bell St RICHMOND 3121	\$1,560,000	04/03/2022
3	31 Kelso St CREMORNE 3121	\$1,463,000	17/03/2022

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:

13/04/2022 11:30



Property Type:

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

13/04/2021 - 12/04/2022: \$1,500,000

Comparable Properties



24 Elm Gr RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,685,000

Method: Sold Before Auction

Date: 17/12/2021

Property Type: House (Res)

Land Size: 203 sqm approx



31 Bell St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,560,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: House (Res)



31 Kelso St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,463,000

Method: Sold Before Auction

Date: 17/03/2022

Property Type: House (Res)

Land Size: 220 sqm approx