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 Koorang Lane, Richmond Vic 3121

Indicative selling price

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

Single price | $1,349,000

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 37 River St RICHMOND 3121	$1,342,500	06/04/2022
2 1/77 Nicholson St ABBOTSFORD 3067	$1,330,000	11/12/2021
3 1a Hosie St RICHMOND 3121	$1,300,000	23/12/2021

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: | 23/05/2022 10:06

CONSUMER AFFAIRS VICTORIA

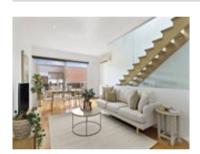# 5 Koorang Lane, Richmond Vic 3121

🛏 3   🛁 2   🚗 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
$1,349,000
Median House Price
Year ending March 2022: $1,505,000

Comparable Properties

37 River St RICHMOND 3121 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,342,500
Method: Private Sale
Date: 06/04/2022
Property Type: Townhouse (Single)
Land Size: 50 sqm approx

Agent Comments

1/77 Nicholson St ABBOTSFORD 3067 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,330,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Townhouse (Single)

Agent Comments

1a Hosie St RICHMOND 3121 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,300,000
Method: Private Sale
Date: 23/12/2021
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000