

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

2/28 Bank Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,198,000

Median sale price

Median price \$772,500

Property Type Townhouse

Suburb Richmond

Period - From 19/06/2021

to 18/06/2022

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	3/2 Belgravia St RICHMOND 3121	\$1,182,000	26/03/2022
2	9/11 Nicholson St ABBOTSFORD 3067	\$1,175,000	03/06/2022
3	1/53 Westbank Tce RICHMOND 3121	\$1,105,000	19/02/2022

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:

19/06/2022 14:45



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,198,000

Median Townhouse Price

19/06/2021 - 18/06/2022: \$772,500

Comparable Properties



3/2 Belgravia St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,182,000

Method: Private Sale

Date: 26/03/2022

Property Type: Townhouse (Res)

Land Size: 1 sqm approx



9/11 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Private Sale

Date: 03/06/2022

Property Type: Townhouse (Single)



1/53 Westbank Tce RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,105,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)