

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 Campbell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Richmond

Period - From 01/07/2021 to 30/06/2022 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	82 Laity St RICHMOND 3121	\$1,120,000	14/07/2022
2	1/53 Westbank Tce RICHMOND 3121	\$1,105,000	19/02/2022
3	423 Burnley St BURNLEY 3121	\$1,080,000	16/07/2022

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:

26/07/2022 12:29



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2022: \$1,510,000

Comparable Properties



82 Laity St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,120,000
Method: Sold Before Auction
Date: 14/07/2022
Property Type: Townhouse (Res)



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)

423 Burnley St BURNLEY 3121 (REI)

Agent Comments

3 3 1

Price: \$1,080,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Townhouse (Res)