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	

Indicative selling price

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

Range between \$350,000	&	\$370,000
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Median sale price

Median price	\$665,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/01/2022	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

Add	dress of comparable property	Price	Date of sale
1	9/16 Derby St RICHMOND 3121	\$392,000	01/03/2022
2	10/16 Rowena Pde RICHMOND 3121	\$360,000	12/04/2022
3	5/164 Lennox St RICHMOND 3121	\$360,000	13/03/2022

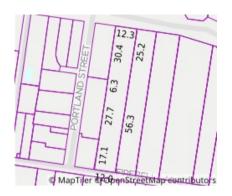
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/05/2022 09:27









Indicative Selling Price \$350,000 - \$370,000 **Median Unit Price** March quarter 2022: \$665,000

Comparable Properties



9/16 Derby St RICHMOND 3121 (VG)





Price: \$392,000 Method: Sale

Date: 01/03/2022 Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



10/16 Rowena Pde RICHMOND 3121 (REI)



Price: \$360,000 Method: Private Sale Date: 12/04/2022

Property Type: Apartment Land Size: 1 sqm approx

Agent Comments



5/164 Lennox St RICHMOND 3121 (REI)





Price: \$360.000 Method: Private Sale Date: 13/03/2022

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



