## 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

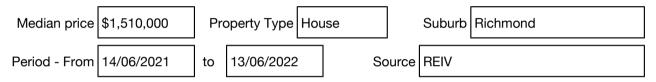
382 Church Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see co	onsumer.vic.gov.au/underquoting
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Single price \$3,200,000

#### Median sale price



#### 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	123 Richmond Tce RICHMOND 3121	\$3,275,000	09/04/2022
2	186 Coppin St RICHMOND 3121	\$3,250,000	02/04/2022
3	12 Elm Gr RICHMOND 3121	\$2,965,000	10/03/2022

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:

14/06/2022 09:46









**Property Type:** House (Res) **Land Size:** 511 sqm approx Agent Comments Indicative Selling Price \$3,200,000 Median House Price 14/06/2021 - 13/06/2022: \$1,510,000

# **Comparable Properties**

123 Richmond Tce RICHMOND 3121 (REI) 3 2 2 1 Price: \$3,275,000 Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 235 sqm approx	Agent Comments
186 Coppin St RICHMOND 3121 (REI/VG)         Image: 13 Imag	Agent Comments
12 EIm Gr RICHMOND 3121 (REI) 3  3  2 Price: \$2,965,000 Method: Private Sale Date: 10/03/2022 Property Type: House	Agent Comments

Account - Biggin & Scott | P: 03 9426 4000



propertydata

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