

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 consumer.vic.gov.au/underquoting

Single price \$3,200,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Richmond

Period - From 14/06/2021

to 13/06/2022

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	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



4 1 4

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)

Agent Comments

3 2 1

Price: \$3,275,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 235 sqm approx



186 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 4

Price: \$3,250,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House

Land Size: 549 sqm approx



12 Elm Gr RICHMOND 3121 (REI)

Agent Comments

3 3 2

Price: \$2,965,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Account - Biggin & Scott | P: 03 9426 4000