

# 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

1 Bliss Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,275,000

### 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	318 Highett St RICHMOND 3121	\$1,318,000	04/06/2022
2	152 Coppin St RICHMOND 3121	\$1,300,000	22/07/2022
3	67 Lyndhurst St RICHMOND 3121	\$1,240,000	10/06/2022

**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:

27/07/2022 14:30



2   1   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,275,000

**Median House Price**

Year ending June 2022: \$1,510,000

## Comparable Properties



**318 Highett St RICHMOND 3121 (REI)**

Agent Comments

2   1   -

**Price:** \$1,318,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)



**152 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 22/07/2022

**Property Type:** House (Res)



**67 Lyndhurst St RICHMOND 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 10/06/2022

**Property Type:** House (Res)

Account - Biggin & Scott | P: 03 9426 4000