

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

82 Yarra Boulevard, Richmond Vic 3121

Indicative selling price

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

Single price

\$2,275,000

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	26 Carroll St RICHMOND 3121	\$2,400,000	31/05/2022
2	14 Wattle Gr HAWTHORN 3122	\$2,265,000	21/03/2022
3	3 Lord Pl RICHMOND 3121	\$2,245,000	25/06/2022

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:

06/08/2022 14:18



4
 2
 2

Rooms: 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,275,000

Median House Price

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

Comparable Properties



26 Carroll St RICHMOND 3121 (REI/VG)

Agent Comments

3
 3
 2

Price: \$2,400,000

Method: Private Sale

Date: 31/05/2022

Property Type: Townhouse (Single)

Land Size: 244 sqm approx



14 Wattle Gr HAWTHORN 3122 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,265,000

Method: Private Sale

Date: 21/03/2022

Property Type: House

Land Size: 228 sqm approx



3 Lord Pl RICHMOND 3121 (REI)

Agent Comments

3
 2
 3

Price: \$2,245,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)