

# 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

12 Jackson 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)

Range between \$1,250,000 & \$1,350,000

### 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	14 Fordham Ct RICHMOND 3121	\$1,325,000	05/03/2022
2	318 Highett St RICHMOND 3121	\$1,318,000	04/06/2022
3	11 Richmond Tce RICHMOND 3121	\$1,260,000	05/03/2022

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:

21/07/2022 16:07



 2  
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  1

**Property Type:** House (Res)

**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

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

## Comparable Properties



14 Fordham Ct RICHMOND 3121 (REI/VG)

Agent Comments

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  2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 253 sqm approx



318 Highbury St RICHMOND 3121 (REI)

Agent Comments

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

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)



11 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 164 sqm approx

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