

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 102/486 Victoria Street, Richmond Vic 3121

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$575,500 House Unit X Suburb Richmond

Period - From 01/01/2017 to 31/12/2017 Source REIV

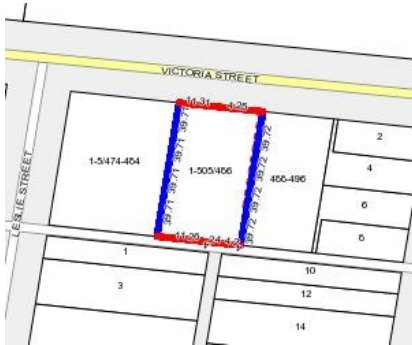
Comparable property sales (*Delete A or B below as applicable)

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	514/2 Mcgoun St RICHMOND 3121	\$545,000	30/10/2017
2	205/39 Bosisto St RICHMOND 3121	\$540,000	16/10/2017
3	104A/609 Victoria St ABBOTSFORD 3067	\$537,000	14/10/2017

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.



Rooms:
Property Type:
Agent Comments

Comparable Properties



514/2 Mcgoun St RICHMOND 3121 (VG)

Agent Comments



Price: \$545,000
Method: Sale
Date: 30/10/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

205/39 Bosisto St RICHMOND 3121 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



104A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$537,000
Method: Private Sale
Date: 14/10/2017
Rooms: 3
Property Type: Apartment