WALSHE & WHITELOCK
ESTABLISHED 1889

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

801/8 Garfield Street, Richmond 3121

Indicative selling price

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

Single price	$760,000	or range between		&	

Median sale price

Median price	$550,000	*House		*unit	x	Suburb or locality	Richmond
Period - From	Mar 2017	to	Mar 2018			Source	Core Logic RP Data

Comparable property sales

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. 13/2-6 Docker Street, Richmond	$825,000	17/2/18
2. 413/381 Punt Road, Richmond	$800,000	17/1/18
3. 401/3 Kennedy Ave, Richmond	$900,000	2/10/17