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Rooms:
Property Type: House (Res)
Land Size: 198 approx sqm
approx
Agent Comments
ROW at rear of property

Indicative Selling Price
\$1,295,000

Median House Price
June quarter 2017: \$1,277,500

Comparable Properties



10 Campbell St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,275,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 3
Property Type: House (Res)



118 Somerset St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,214,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)

Corner Block - Home in poor condition land value mostly -



43 Gardner St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 26/05/2017
Rooms: 3
Property Type: House (Res)

This is a smaller block by approx 50 m2 - No ROW at rear -

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 334 Highett Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,277,500

House X

Suburb Richmond

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Campbell St RICHMOND 3121	\$1,275,000	17/06/2017
118 Somerset St RICHMOND 3121	\$1,214,000	06/05/2017
43 Gardner St RICHMOND 3121	\$1,200,000	26/05/2017