

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 202/3 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Single price \$835,000

Median sale price

Median price \$633,650 House Unit X Suburb Richmond

Period - From 01/04/2018 to 30/06/2018 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	302/3 Kennedy Av RICHMOND 3121	\$855,000	26/05/2018
2	208/6 Lisson Gr HAWTHORN 3122	\$810,000	24/02/2018
3	413/381 Punt Rd CREMORNE 3121	\$800,000	17/01/2018

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.



2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$835,000

Median Unit Price
June quarter 2018: \$633,650

Comparable Properties



302/3 Kennedy Av RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$855,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: Apartment



208/6 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment



413/381 Punt Rd CREMORNE 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000
Method: Private Sale
Date: 17/01/2018
Rooms: 3
Property Type: Apartment