

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**112/71 Abinger 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)

**Single Price \$459,000**

MEDIAN SALE PRICE

**Median price \$590,000 | House | Richmond (3121)**

**Period - From 1 April 2017 to 30 June 2017 | Source - REIV**

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
<b>408/166 WELLINGTON PDE, EAST MELBOURNE VIC 3002</b>	<b>\$465,000</b>	<b>19/07/2017</b>
<b>512/251-253 BRIDGE RD, RICHMOND VIC 3121</b>	<b>\$465,000</b>	<b>30/03/2017</b>
<b>202/47 MURPHY ST, RICHMOND VIC 3121</b>	<b>\$458,000</b>	<b>01/07/2017</b>