

Evelyne loannou 0425 700 938 evelyne.ioannou@mwone.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale	e
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Address Including suburb and postcode	11 Shelley Street, Richmond Vic 3121							
Indicative selling price								
For the meaning of this p	orice see consumer.vic.gov.au/underquoting							

\$890,000

Median sale price

Range between \$810,000

Median price	\$1,275,000	Hou	ise X	Unit		Suburb	Richmond
Period - From	01/07/2016	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	71 Palmer St COLLINGWOOD 3066	\$888,000	20/05/2017
2	5 King St RICHMOND 3121	\$867,000	01/07/2017
3	25 Dover St CREMORNE 3121	\$855,000	08/04/2017

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.

Account - Marshall White One | P: 9822 9999 | F: 03 9824 4897





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