

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
403/2 Barnet Way, Richmond Vic 3121

Indicative selling price

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

Range between \$690,000 & \$720,000

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	9/740 Orrong Rd TOORAK 3142	\$846,000	13/07/2018
2	14/3 Struan St TOORAK 3142	\$785,000	16/07/2018
3	5/297 Church St RICHMOND 3121	\$637,500	21/07/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/740 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$846,000

Method: Private Sale

Date: 13/07/2018

Rooms: -

Property Type: Apartment



14/3 Struan St TOORAK 3142 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 16/07/2018

Rooms: 3

Property Type: Apartment



5/297 Church St RICHMOND 3121 (REI)

Agent Comments



Price: \$637,500

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: Apartment