

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

17 Carroll Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,430,000 & \$1,570,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Richmond

Period - From 01/07/2019 to 30/06/2020 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	16 Carroll St RICHMOND 3121	\$1,642,000	29/02/2020
2	1/11 Goodwood St RICHMOND 3121	\$1,582,000	22/02/2020
3	33 Waterloo PI RICHMOND 3121	\$1,273,999	12/06/2020

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.~~

This Statement of Information was prepared on:

31/07/2020 11:16

Campbell Kilsby

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Indicative Selling Price

\$1,430,000 - \$1,570,000

Median Unit Price

Year ending June 2020: \$607,000



 2  2  1

Property Type: Flat

Agent Comments

Comparable Properties



16 Carroll St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,642,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)

1/11 Goodwood St RICHMOND 3121 (VG)

Agent Comments

 2  -  -

Price: \$1,582,000

Method: Sale

Date: 22/02/2020

Property Type: Flat/Unit/Apartment (Res)



33 Waterloo PI RICHMOND 3121 (REI)

Agent Comments

 3  2  1

Price: \$1,273,999

Method: Sold Before Auction

Date: 12/06/2020

Property Type: Townhouse (Res)