

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	15 The Crofts, Richmond Vic 3121
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,680,000	&	\$1,820,000
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**Median sale price**

Median price	\$1,183,750	House	X	Unit		Suburb	Richmond
Period - From	01/01/2019	to	31/03/2019	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	104 Buckingham St RICHMOND 3121	\$1,800,000	23/11/2018
2	336 Highett St RICHMOND 3121	\$1,662,000	08/12/2018
3	85 Neptune St RICHMOND 3121	\$1,650,000	13/04/2019

**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.



3   1   0

**Rooms:**  
**Property Type:** House  
**Land Size:** 200 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,680,000 - \$1,820,000  
**Median House Price**  
March quarter 2019: \$1,183,750

## Comparable Properties



104 Buckingham St RICHMOND 3121 (REI/VG)   Agent Comments

3   2   1

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 234 sqm approx



336 Highett St RICHMOND 3121 (REI/VG)   Agent Comments

3   3   1

**Price:** \$1,662,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 191 sqm approx



85 Neptune St RICHMOND 3121 (REI)   Agent Comments

3   2   2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** 4  
**Property Type:** House (Res)