

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

34 Thomas Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,625,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Richmond

Period - From 01/01/2020

to 31/12/2020

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	4 Goodwood St RICHMOND 3121	\$1,725,000	30/01/2021
2	28 Johnson St RICHMOND 3121	\$1,700,000	05/12/2020
3			

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:

28/02/2021 21:09



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,625,000

Median House Price

Year ending December 2020: \$1,402,500

Comparable Properties



4 Goodwood St RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$1,725,000

Method: Private Sale

Date: 30/01/2021

Property Type: House



28 Johnson St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,700,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 237 sqm approx

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.