

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

4/17 Kent Street, Richmond Vic 3121

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2020

to 30/06/2021

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 | 21 Kent St RICHMOND 3121 | \$800,000 | 04/06/2021 |
| 2 | 17 Robert St COLLINGWOOD 3066 | \$780,000 | 20/04/2021 |
| 3 | 5/35 Davison St RICHMOND 3121 | \$800,000 | 07/04/2021 |

OR

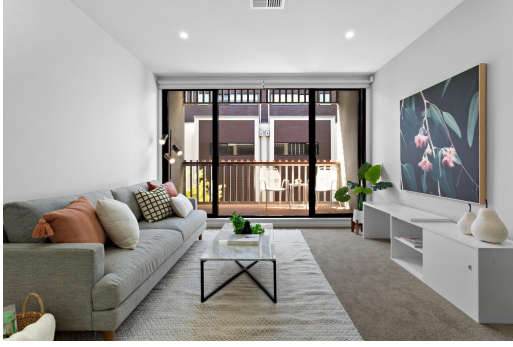
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/07/2021 16:06

4/17 Kent Street, Richmond Vic 3121

Domenic Zanellini
03 9347 1170
0404 878 879
domenic.zanellini@belleproperty.com



 2  2  1

Property Type: Townhouse (Res)
Land Size: 59 sqm approx
Agent Comments

Indicative Selling Price
\$780,000
Median Unit Price
01/07/2020 - 30/06/2021: \$635,000

Comparable Properties



21 Kent St RICHMOND 3121 (VG)

[Agent Comments](#)

 2  -  -

Price: \$800,000
Method: Sale
Date: 04/06/2021
Property Type: Townhouse (Conjoined)



17 Robert St COLLINGWOOD 3066 (VG)

[Agent Comments](#)

 2  -  -

Price: \$780,000
Method: Sale
Date: 20/04/2021
Property Type: Townhouse (Conjoined)



5/35 Davison St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$800,000
Method: Sold Before Auction
Date: 07/04/2021
Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161