

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

398 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,407,500 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/03/2021 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	5 Charles St ABBOTSFORD 3067	\$1,680,000	01/04/2021
2	127 Richmond Tce RICHMOND 3121	\$1,600,000	03/12/2020
3	110 Cremorne St CREMORNE 3121	\$1,320,000	02/03/2021

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: 16/04/2021 14:31



Rooms: 4
Property Type: House
Land Size: 205.582 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2021: \$1,407,500

Comparable Properties



5 Charles St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 01/04/2021
Property Type: House



127 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 03/12/2020
Property Type: House (Res)
Land Size: 183 sqm approx



110 Cremorne St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,320,000
Method: Sold Before Auction
Date: 02/03/2021
Property Type: Townhouse (Res)