

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 11 Waverley Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$2,350,000 & \$2,585,000

### Median sale price

Median price \$1,300,000 House  Suburb Richmond

Period - From 01/01/2018 to 31/03/2018 Source Pricefinder

### Comparable property sales

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
47 Agnes Street, East Melbourne	\$2,950,000	04/02/2018
24 Clara Street, South Yarra	\$2,975,000	28/03/2018
19 Farmer Street, Richmond	\$2,800,000	26/03/2018