

# 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

6 Birch Square, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,361,000 Property Type House Suburb Richmond

Period - From 01/04/2020 to 30/06/2020 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	7/10 Walmer St KEW 3101	\$2,000,000	24/07/2020
2	16a Tanner St RICHMOND 3121	\$1,790,000	22/05/2020
3	2a Cherrill St BURNLEY 3121	\$1,770,000	19/06/2020

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:

26/08/2020 11:36

Tori McGregor  
8862 4986  
0400 633 992

tori.mcgregor@marshallwhite.com.au

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

June quarter 2020: \$1,361,000



3   2   1

**Property Type:** Townhouse  
(Single)

**Land Size:** 126 sqm approx

Agent Comments

## Comparable Properties



7/10 Walmer St KEW 3101 (REI)

Agent Comments

3   2   2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 24/07/2020

**Property Type:** Townhouse (Single)



16a Tanner St RICHMOND 3121 (REI)

Agent Comments

3   3   2

**Price:** \$1,790,000

**Method:** Private Sale

**Date:** 22/05/2020

**Property Type:** House



2a Cherrill St BURNLEY 3121 (REI/VG)

Agent Comments

3   2   1

**Price:** \$1,770,000

**Method:** Private Sale

**Date:** 19/06/2020

**Property Type:** House

**Land Size:** 92 sqm approx