

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 302/3 Kennedy Street, Richmond Vic 3121

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$680,000 House Unit X Suburb Richmond

Period - From 01/01/2018 to 31/03/2018 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	4/2 Melville St HAWTHORN 3122	\$870,000	24/02/2018
2	P2M/201 Powlett St EAST MELBOURNE 3002	\$810,000	08/02/2018
3	413/381 Punt Rd CREMORNE 3121	\$800,000	17/01/2018

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.



Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2018: \$680,000

Comparable Properties



4/2 Melville St HAWTHORN 3122 (REI)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Apartment



P2M/201 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 08/02/2018

Rooms: -

Property Type: Apartment



413/381 Punt Rd CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 17/01/2018

Rooms: 3

Property Type: Apartment