

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 43 Cameron Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,317,500 House X Unit Suburb Richmond

Period - From 01/07/2017 to 30/06/2018 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	35 Leslie St RICHMOND 3121	\$2,075,000	26/05/2018
2	11 Randolph St HAWTHORN 3122	\$1,810,000	16/06/2018
3	2 Turner St ABBOTSFORD 3067	\$1,620,000	14/07/2018

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.

43 Cameron Street, Richmond Vic 3121



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Rooms:
Property Type: House
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending June 2018: \$1,317,500

Comparable Properties



35 Leslie St RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$2,075,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 245 sqm approx



11 Randolph St HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$1,810,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



2 Turner St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 -

Price: \$1,620,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 4
Property Type: House (Res)