

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 2/1 Boland Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,310,000 House Unit Suburb Richmond

Period - From 01/01/2017 to 31/12/2017 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 | 3/75 Firebell La RICHMOND 3121 | \$1,350,000 | 09/10/2017 |
| 2 | 3/50 Tanner St RICHMOND 3121 | \$1,331,205 | 21/09/2017 |
| 3 | 5/28-34 Garfield St RICHMOND 3121 | \$1,310,000 | 23/09/2017 |

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.



3 1 1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2017: \$1,310,000

Comparable Properties



3/75 Firebell La RICHMOND 3121 (VG)

Agent Comments

3 - -

Price: \$1,350,000

Method: Sale

Date: 09/10/2017

Rooms: -

Property Type: Townhouse (Conjoined)



3/50 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,331,205

Method: Private Sale

Date: 21/09/2017

Rooms: 5

Property Type: Townhouse (Res)



5/28-34 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,310,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: Townhouse (Res)