



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



187a Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,695,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)



8 Newlands St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 4

Property Type: House (Res)



17 Dickmann St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,590,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 4

Property Type: House

Land Size: 80 sqm approx

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 37 Spencer Place, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,665,000

Median sale price

Median price \$1,277,500

House

X

Unit

Suburb Richmond

Period - From 01/04/2017

to

30/06/2017

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	187a Burnley St RICHMOND 3121	\$1,695,000	02/09/2017
2	8 Newlands St RICHMOND 3121	\$1,600,000	22/07/2017
3	17 Dickmann St RICHMOND 3121	\$1,590,000	22/07/2017

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.~~