



**Melbourne Office**  
Level 3, Suite 309  
570 St Kilda Road  
Melbourne VIC 3004, Australia  
Mobile +61 418 588 266

A member of SMATS Group  
Email [info@aussieproperty.com](mailto:info@aussieproperty.com)  
Web [aussiepropertymelbourne.com](http://aussiepropertymelbourne.com)

Melbourne Real Estate  
Licence: 080303L  
aussieproperty.com Pty Ltd  
ABN: 47 169 499 496 Trading as  
aussieproperty.com Melbourne.

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 12 Kimber Street, Richmond VIC 3121

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>  
Price range between \$1,100,000.00 & \$1,200,000.00

#### Median sale price

Median price: \$1,220,000.00 House  
Suburb: Richmond  
Period - From: 01/04/2017 to 30/04/2017  
Source: CoreLogic RP DATA

#### Comparable property sales

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. 13 Francis Street, Richmond VIC 3121	\$1,165,000.00	01/07/2017
2. 4 Bell Street, Richmond VIC 3121	\$1,172,000.00	17/06/2017
3. 24 Mantron Street, Richmond VIC 3121	\$1,230,000.00	20/06/2017