

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

31 James Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,461,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 30/06/2021 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 Cameron St RICHMOND 3121	\$1,367,000	26/06/2021
2	30 Gardner St RICHMOND 3121	\$1,360,000	31/07/2021
3	90 Brighton St RICHMOND 3121	\$1,210,000	10/07/2021

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.~~

This Statement of Information was prepared on: 09/08/2021 15:35

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2021: \$1,461,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3 Cameron St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,367,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)



30 Gardner St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

90 Brighton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)