

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

6/7 Sanders Place, Richmond Vic 3121

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

Single price \$909,000

Median sale price

Median price \$680,000

House

Unit

X

Suburb

Richmond

Period - From 01/01/2018

to

31/03/2018

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	4/25-27 Garfield St RICHMOND 3121	\$980,000	24/02/2018
2	5/34 Lord St RICHMOND 3121	\$900,000	09/12/2017
3	2/373 Highett St RICHMOND 3121	\$865,000	19/03/2018

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.



2
 2
 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$909,000

Median Unit Price

March quarter 2018: \$680,000

Embrace An Exciting Life In Style Superb two bedroom, two bathroom townhouse in a brilliantly located boutique complex. Open design, refined appointments, courtyard, northerly balcony with city views and automatic garage. Moments to Church and Swan Streets.

Comparable Properties



4/25-27 Garfield St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$980,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



5/34 Lord St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$900,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res)



2/373 Highett St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$865,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: Townhouse (Res)