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 Willis Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,472,500 Property Type House Suburb Richmond

Period - From 01/01/2022 to 31/03/2022 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 Moore St RICHMOND 3121	$1,150,000	13/04/2022
2	27 Murphy St RICHMOND 3121	$1,090,000	04/06/2022
3			

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: 28/06/2022 09:26

6 Willis Street, Richmond Vic 3121



3 2

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2022: $1,472,500

Comparable Properties



4 Moore St RICHMOND 3121 (REI)

2 1 1

Price: $1,150,000
Method: Private Sale
Date: 13/04/2022
Property Type: House

Agent Comments



27 Murphy St RICHMOND 3121 (REI)

2 1 1

Price: $1,090,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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