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	22 Wertheim Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,448,000 Property Type House Suburb Richmond

Period - From 30/11/2021 to 29/11/2022 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	49 Somerset St RICHMOND 3121	$1,420,000	15/06/2022
2	11/10 Lord St RICHMOND 3121	$1,485,000	16/07/2022
3	3/26 Abinger St RICHMOND 3121	$1,500,000	02/09/2022

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: 30/11/2022 10:38

22 Wertheim Street, Richmond Vic 3121



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
30/11/2021 - 29/11/2022: $1,448,000

Comparable Properties



49 Somerset St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,420,000
Method: Private Sale
Date: 15/06/2022
Property Type: Townhouse (Single)

Agent Comments



11/10 Lord St RICHMOND 3121 (REI/VG)

3 3 2

Price: $1,485,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Townhouse (Res)

Agent Comments



3/26 Abinger St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,500,000
Method: Sold Before Auction
Date: 02/09/2022
Property Type: Townhouse (Res)

Agent Comments

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

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