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	111 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	20 North St RICHMOND 3121	$1,355,000	29/05/2021
2	95 Coppin St RICHMOND 3121	$1,325,000	27/05/2021
3	107 Lord St RICHMOND 3121	$1,336,000	24/03/2021

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: 28/07/2021 16:42

111 Kent Street, Richmond Vic 3121

Peter Perrignon
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2 1 1

Rooms: 3
Property Type: House
Land Size: 200.458 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2021: $1,461,000

Comparable Properties



20 North St RICHMOND 3121 (REI)

2 1 1

Price: $1,355,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)

Agent Comments



95 Coppin St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,325,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



107 Lord St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,336,000
Method: Sold Before Auction
Date: 24/03/2021
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.