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<br>Including suburb and postcode | 75 Cutter Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,220,000 & $1,250,000

## 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 | 53 Botherambo St RICHMOND 3121 | $1,200,222 | 28/04/2022 |
| 2 | 81 Wellington St CREMORNE 3121 | $1,155,000 | 22/06/2022 |
| 3 | 4 Moore St RICHMOND 3121 | $1,150,000 | 13/04/2022 |

**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: 01/07/2022 12:55

# 75 Cutter Street, Richmond Vic 3121

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2 2 0

**Rooms:** 3
**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,220,000 - $1,250,000
**Median House Price**
March quarter 2022: $1,472,500

## Comparable Properties



**53 Botherambo St RICHMOND 3121 (REI)**

2 2 1

**Price:** $1,200,222
**Method:** Auction Sale
**Date:** 28/04/2022
**Property Type:** House (Res)

Agent Comments



**81 Wellington St CREMORNE 3121 (REI)**

2 1 1

**Price:** $1,155,000
**Method:** Private Sale
**Date:** 22/06/2022
**Property Type:** House

Agent Comments



**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



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