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	14 Verity Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,580,000 Property Type House Suburb Richmond

Period - From 01/10/2021 to 31/12/2021 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	43 Richmond Tce RICHMOND 3121	$2,150,000	12/08/2021
2	31 Charles St RICHMOND 3121	$1,971,000	02/12/2021
3	9 Rogers St RICHMOND 3121	$1,835,000	13/10/2021

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: 04/02/2022 17:18

14 Verity Street, Richmond Vic 3121



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2021: $1,580,000

Comparable Properties



43 Richmond Tce RICHMOND 3121 (REI/VG)

3 1 2

Price: $2,150,000
Method: Sold Before Auction
Date: 12/08/2021
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments



31 Charles St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,971,000
Method: Auction Sale
Date: 02/12/2021
Property Type: House (Res)
Land Size: 284 sqm approx

Agent Comments



9 Rogers St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,835,000
Method: Private Sale
Date: 13/10/2021
Property Type: House
Land Size: 196 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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