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 | 57 Abinger Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,455,000 Property Type House Suburb Richmond

Period - From 01/07/2020 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 | 6 Dove Pl RICHMOND 3121 | $1,310,000 | 08/08/2021 |
| 2 | 18 Sheedy St RICHMOND 3121 | $1,276,000 | 05/06/2021 |
| 3 | 11 Barrow Pl BURNLEY 3121 | $1,238,500 | 11/08/2021 |

**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: 07/09/2021 10:00

# 57 Abinger Street, Richmond Vic 3121



2 1 0

**Rooms:** 3
**Property Type:** House (Res)
**Land Size:** 98 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
Year ending June 2021: $1,455,000

## Comparable Properties



**6 Dove Pl RICHMOND 3121 (REI)**

2 1 2

**Price:** $1,310,000
**Method:** Sold Before Auction
**Date:** 08/08/2021
**Property Type:** Townhouse (Res)

Agent Comments



**18 Sheedy St RICHMOND 3121 (REI/VG)**

3 2 1

**Price:** $1,276,000
**Method:** Auction Sale
**Date:** 05/06/2021
**Property Type:** House (Res)
**Land Size:** 87 sqm approx

Agent Comments



**11 Barrow Pl BURNLEY 3121 (REI)**

3 2 2

**Price:** $1,238,500
**Method:** Sold Before Auction
**Date:** 11/08/2021
**Property Type:** House (Res)
**Land Size:** 257 sqm approx

Agent Comments

**Account** - Biggin & Scott | P: 03 9429 9177

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