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	4 Montgomery Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	90 Brighton St RICHMOND 3121	$1,210,000	10/07/2021
2	17 Newry St RICHMOND 3121	$1,180,000	16/07/2021
3	6 Peers St RICHMOND 3121	$1,120,000	27/05/2021

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: 04/10/2021 15:25

4 Montgomery Street, Richmond Vic 3121



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 102 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2021: $1,455,000

Comparable Properties

90 Brighton St RICHMOND 3121 (REI)

2 1 -

Price: $1,210,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)

Agent Comments



17 Newry St RICHMOND 3121 (REI)

2 2 1

Price: $1,180,000
Method: Private Sale
Date: 16/07/2021
Property Type: House

Agent Comments



6 Peers St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,120,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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