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 | 37 River Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $1,375,000

## Median sale price

Median price $1,510,000 Property Type House Suburb Richmond

Period - From 01/01/2021 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.

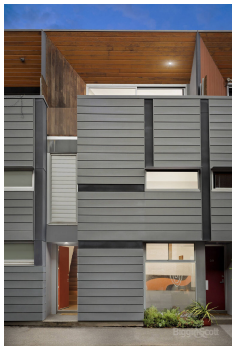
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 31 River St RICHMOND 3121 | $1,345,000 | 21/10/2021 |
| 2 | 101 Duke St RICHMOND 3121 | $1,320,000 | 26/02/2022 |
| 3 | 1a Hosie St RICHMOND 3121 | $1,300,000 | 23/12/2021 |

**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: 21/03/2022 08:57

# 37 River Street, Richmond Vic 3121



3 2 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,375,000
**Median House Price**
Year ending December 2021: $1,510,000

## Comparable Properties



**31 River St RICHMOND 3121 (REI/VG)**

2 2 1

**Price:** $1,345,000
**Method:** Sold Before Auction
**Date:** 21/10/2021
**Property Type:** Townhouse (Res)

Agent Comments



**101 Duke St RICHMOND 3121 (REI)**

3 1 -

**Price:** $1,320,000
**Method:** Auction Sale
**Date:** 26/02/2022
**Property Type:** House (Res)

Agent Comments



**1a Hosie St RICHMOND 3121 (REI/VG)**

3 2 1

**Price:** $1,300,000
**Method:** Private Sale
**Date:** 23/12/2021
**Property Type:** Townhouse (Single)

Agent Comments

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

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