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 | 14/39-45 Somerset Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $270,000 & $285,000

## Median sale price

Median price $702,000 Property Type Unit 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 | 6/9 Westbank Tce RICHMOND 3121 | $310,000 | 22/11/2021 |
| 2 | 208/462 Victoria Pde EAST MELBOURNE 3002 | $290,000 | 28/10/2021 |
| 3 | 9/178 Mary St RICHMOND 3121 | $275,000 | 12/08/2021 |

**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: 02/02/2022 08:44

# 14/39-45 Somerset Street, Richmond Vic 3121




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$270,000 - $285,000
**Median Unit Price**
December quarter 2021: $702,000

## Comparable Properties



**6/9 Westbank Tce RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $310,000
**Method:** Private Sale
**Date:** 22/11/2021
**Property Type:** Apartment

Agent Comments



**208/462 Victoria Pde EAST MELBOURNE 3002 (REI/VG)**

1 1 -

**Price:** $290,000
**Method:** Private Sale
**Date:** 28/10/2021
**Property Type:** Apartment

Agent Comments



**9/178 Mary St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $275,000
**Method:** Private Sale
**Date:** 12/08/2021
**Property Type:** Apartment

Agent Comments

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

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