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	34 Fraser Street, Richmond Vic 3121

Indicative selling price

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

Single price $2,100,000

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	60 Hunter St RICHMOND 3121	$2,176,000	01/12/2021
2	1e Simpson Pl HAWTHORN 3122	$2,011,000	27/11/2021
3	2 Hosie St RICHMOND 3121	$1,950,000	08/03/2022

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: 11/04/2022 17:29

34 Fraser Street, Richmond Vic 3121



3 3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,100,000
Median House Price
Year ending December 2021: $1,510,000

Comparable Properties



60 Hunter St RICHMOND 3121 (REI)

4 2 1

Price: $2,176,000
Method: Auction Sale
Date: 01/12/2021
Property Type: House (Res)

Agent Comments



1e Simpson Pl HAWTHORN 3122 (REI/VG)

4 3 2

Price: $2,011,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Townhouse (Res)
Land Size: 108 sqm approx

Agent Comments



2 Hosie St RICHMOND 3121 (REI)

4 2 2

Price: $1,950,000
Method: Private Sale
Date: 08/03/2022
Property Type: House

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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