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 | 61 Fraser Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,170,000 & $1,230,000

## Median sale price

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

Period - From 01/07/2021 to 30/06/2022 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 | 5 Rogers St RICHMOND 3121 | $1,250,000 | 20/05/2022 |
| 2 | 67 Lyndhurst St RICHMOND 3121 | $1,240,000 | 10/06/2022 |
| 3 | 1 Bliss St RICHMOND 3121 | $1,200,000 | 23/08/2022 |

**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: 14/09/2022 09:52

# 61 Fraser Street, Richmond Vic 3121



2 1 1

**Rooms:** 3
**Property Type:** House (Res)
**Land Size:** 151 sqm approx

Agent Comments

**Indicative Selling Price**
$1,170,000 - $1,230,000
**Median House Price**
Year ending June 2022: $1,510,000

## Comparable Properties



**5 Rogers St RICHMOND 3121 (REI)**

3 1 1

**Price:** $1,250,000
**Method:** Private Sale
**Date:** 20/05/2022
**Property Type:** House

Agent Comments



**67 Lyndhurst St RICHMOND 3121 (REI)**

2 1 1

**Price:** $1,240,000
**Method:** Sold Before Auction
**Date:** 10/06/2022
**Property Type:** House (Res)

Agent Comments



**1 Bliss St RICHMOND 3121 (REI)**

2 1 1

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 23/08/2022
**Property Type:** House

Agent Comments

**Account** - Biggin & Scott | P: 03 9426 4000

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