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 | 30 Kent Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $1,695,000

## Median sale price

Median price $1,450,000 Property Type House Suburb Richmond

Period - From 01/01/2022 to 31/12/2022 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 | 34 Abbotsford St ABBOTSFORD 3067 | $1,718,000 | 05/11/2022 |
| 2 | 81 Lincoln St RICHMOND 3121 | $1,887,000 | 03/12/2022 |
| 3 | | | |

**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: 17/02/2023 08:37

# 30 Kent Street, Richmond Vic 3121



3 2 1

**Property Type:** House
**Land Size:** 219 sqm approx

Agent Comments

**Indicative Selling Price**
$1,695,000
**Median House Price**
Year ending December 2022: $1,450,000

## Comparable Properties

**34 Abbotsford St ABBOTSFORD 3067 (REI)**

4 1 -

Agent Comments

**Price:** $1,718,000
**Method:**
**Date:** 05/11/2022
**Property Type:** House



**81 Lincoln St RICHMOND 3121 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,887,000
**Method:** Auction Sale
**Date:** 03/12/2022
**Property Type:** House (Res)
**Land Size:** 284 sqm approx

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.

**Account** - BigginScott | P: 03 9426 4000

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