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	16 Cameron Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,750,000 & $1,850,000

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	1a Huckerby St CREMORNE 3121	$1,840,000	11/11/2022
2	601A/2 Mansard La COLLINGWOOD 3066	$1,825,000	14/10/2022
3	264a Burnley St RICHMOND 3121	$1,782,500	23/10/2022

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: 12/03/2023 00:06

16 Cameron Street, Richmond Vic 3121



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Property Type: House (Res)
Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending December 2022: $1,450,000

Comparable Properties



1a Huckerby St CREMORNE 3121 (REI/VG)

3 3 2

Price: $1,840,000
Method: Private Sale
Date: 11/11/2022
Property Type: Townhouse (Res)
Land Size: 538 sqm approx

Agent Comments



601A/2 Mansard La COLLINGWOOD 3066 (VG)

3 - -

Price: $1,825,000
Method: Sale
Date: 14/10/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



264a Burnley St RICHMOND 3121 (REI/VG)

3 - -

Price: $1,782,500
Method: Private Sale
Date: 23/10/2022
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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