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	1a Waltham Place, Richmond Vic 3121

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $1,407,500 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/03/2021 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.~~

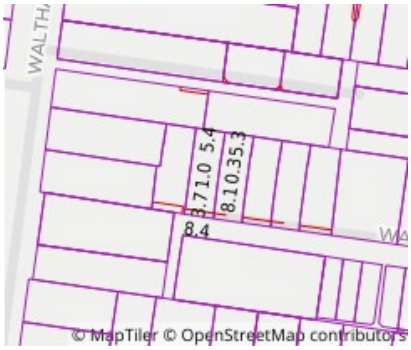
	Address of comparable property	Price	Date of sale
1	32 Type St RICHMOND 3121	$2,570,000	26/03/2021
2	123A Lord St RICHMOND 3121	$2,493,000	18/12/2020
3			

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: 20/05/2021 16:45

RT Edgar



4 2 2

Property Type: House (Res)
Land Size: 201 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
March quarter 2021: $1,407,500

Comparable Properties



32 Type St RICHMOND 3121 (REI/VG)

4 3 2

Price: $2,570,000
Method: Private Sale
Date: 26/03/2021
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments



123A Lord St RICHMOND 3121 (REI/VG)

4 2 2

Price: $2,493,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 214 sqm approx

Agent Comments

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 - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.