

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

19a Amsterdam Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,455,500 Property Type House Suburb Richmond

Period - From 01/10/2022 to 30/09/2023 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	69 Gardner St RICHMOND 3121	\$1,465,000	08/07/2023
2	59b Somerset St RICHMOND 3121	\$1,415,000	14/10/2023
3	51 Westbank Tce RICHMOND 3121	\$1,375,000	03/06/2023

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:

24/10/2023 14:34



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2023: \$1,455,500

Comparable Properties



69 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,465,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 142 sqm approx



59b Somerset St RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$1,415,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)



51 Westbank Tce RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,375,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000