

# 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

2 Sherwood Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### 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	18 Edinburgh St RICHMOND 3121	\$1,605,000	07/10/2023
2	139 Brighton St RICHMOND 3121	\$1,636,316	27/09/2023
3	6 Charles St RICHMOND 3121	\$1,520,000	09/09/2023

**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 12:30



2   2.5   1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 155 sqm approx

**Agent Comments**

Also 2 Parking Permits available from City of Yarra Council for this property

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending September 2023: \$1,455,500

## Comparable Properties



18 Edinburgh St RICHMOND 3121 (REI)

**Agent Comments**

2   1   1

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 158 sqm approx



139 Brighton St RICHMOND 3121 (REI)

**Agent Comments**

2   1   1

**Price:** \$1,636,316  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** House



6 Charles St RICHMOND 3121 (REI)

**Agent Comments**

2   1   1

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 182 sqm approx

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