## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Amsterdam Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$990,000		&		\$1,089,000					
Median sale p	rice									
Median price	\$1,445,000	Pro	operty Type	Hou	se		Suburb	Richmond		
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	195 Burnley St RICHMOND 3121	\$1,100,000	03/05/2023
2	88 Gardner St RICHMOND 3121	\$1,075,000	08/04/2023
3	243 Burnley St RICHMOND 3121	\$1,055,000	20/06/2023

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:

07/07/2023 15:38









**Property Type:** House Agent Comments

Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending March 2023: \$1,445,000

# **Comparable Properties**



195 Burnley St RICHMOND 3121 (REI/VG)



Price: \$1,100,000 Method: Private Sale Date: 03/05/2023 Property Type: House Land Size: 170 sqm approx

88 Gardner St RICHMOND 3121 (REI/VG)

**6** 1

Agent Comments

Agent Comments



Price: \$1,075,000 Method: Private Sale Date: 08/04/2023 Property Type: House Land Size: 207 sqm approx

2

243 Burnley St RICHMOND 3121 (REI)

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Agent Comments



Price: \$1,055,000 Method: Sold Before Auction Date: 20/06/2023 Property Type: House (Res)

#### Account - A-Z Real Estate Agency | P: 03 9815 1124

propertydata



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