

# 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

37 Amsterdam 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 \$990,000 & \$1,089,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Richmond

Period - From 01/04/2022 to 31/03/2023 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	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

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2   1   1

**Property Type:** House

Agent Comments

**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)

Agent Comments

2   1   1

**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)

Agent Comments

2   1   1

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 08/04/2023

**Property Type:** House

**Land Size:** 207 sqm approx



243 Burnley St RICHMOND 3121 (REI)

Agent Comments

2   1   -

**Price:** \$1,055,000

**Method:** Sold Before Auction

**Date:** 20/06/2023

**Property Type:** House (Res)