

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 59b Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

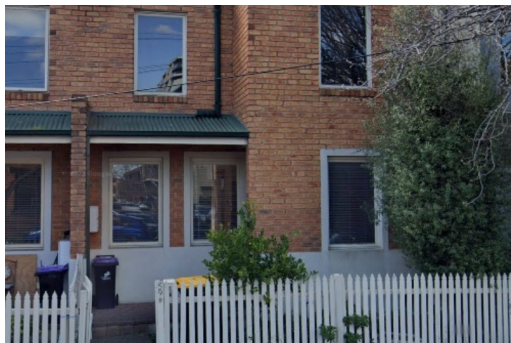
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/68 Lyndhurst St RICHMOND 3121	\$1,420,000	29/04/2023
2	71 Duke St RICHMOND 3121	\$1,400,000	08/06/2023
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: 12/09/2023 11:44



 3  2.5 

Rooms: 5

Property Type: House/Townhouse

Land Size: 118 sqm approx

Agent Comments

Land Size: 6.04m x 19.47m Zoning: General Residential Zone 2 [GRZ2] 2 x Council Parking Permits Available - No Owners Corporation Fees

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2023: \$1,502,500

Comparable Properties



3/68 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

 3  2  1

Price: \$1,420,000

Method:

Date: 29/04/2023

Property Type: Townhouse (Single)



71 Duke St RICHMOND 3121 (REI/VG)

Agent Comments

 3  3  1

Price: \$1,400,000

Method: Sold Before Auction

Date: 08/06/2023

Property Type: Townhouse (Res)

Land Size: 113 sqm approx



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 - BigginScott | P: 03 9426 4000