

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

6/1-7 Amsterdam Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$798,500 Property Type Townhouse Suburb Richmond

Period - From 20/09/2022 to 19/09/2023 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	1 Adelaide St CREMORNE 3121	\$960,000	25/03/2023
2			
3			

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:

20/09/2023 13:59



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
20/09/2022 - 19/09/2023: \$798,500

Comparable Properties



1 Adelaide St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Land Size: 80 sqm approx

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.