

# 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

62 Kent 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 & \$1,650,000

### Median sale price

Median price \$801,500 Property Type Townhouse Suburb Richmond

Period - From 06/11/2022 to 05/11/2023 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	56 Kent St RICHMOND 3121	\$1,632,000	14/10/2023
2	27 Glass St RICHMOND 3121	\$1,500,000	14/10/2023
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: 06/11/2023 10:27



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 156 sqm approx

Agent Comments

## Comparable Properties



**56 Kent St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,632,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 208 sqm approx



**27 Glass St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

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.