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 62 Kent Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$801,500	Pro	operty Type	Том	nhouse		Suburb	Richmond	
Period - From	06/11/2022	to	05/11/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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







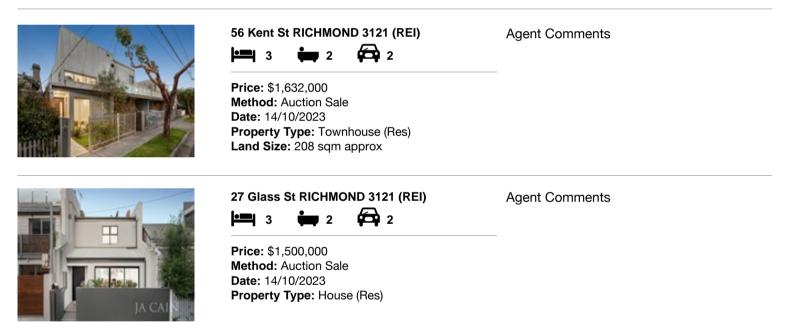


Property Type: Divorce/Estate/Family Transfers Land Size: 156 sqm approx Agent Comments

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Indicative Selling Price \$1,500,000 - \$1,650,000 **Median Townhouse Price** 06/11/2022 - 05/11/2023: \$801,500

Comparable Properties



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.

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