

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

85 Gardner Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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 Kimber St RICHMOND 3121	\$1,150,000	09/09/2023
2	37 Amsterdam St RICHMOND 3121	\$1,020,000	07/08/2023
3	46 Farmer St RICHMOND 3121	\$1,015,000	01/09/2023

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:

24/10/2023 13:28



Rooms: 3

Property Type: House

Land Size: 139.507 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2023: \$1,426,000

Comparable Properties



1 Kimber St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 121 sqm approx



37 Amsterdam St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 135 sqm approx



46 Farmer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: House (Res)

Land Size: 162 sqm approx

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