

## 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

32 Type 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) (\*Delete single price or range as applicable)

Single Price

\$2,700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Richmond

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

106 Mary Street Richmond VIC 3121	-	20-Feb-21
15 Manton Street Richmond VIC 3121	\$2,700,000	30-Oct-20
371 Highett Street Richmond VIC 3121	\$2,550,000	10-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 18 March 2021

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106 Mary Street Richmond VIC 3121 Sold Price

RS - UN

Sold Date 20-Feb-21

5 2 1

Distance 0.73km



15 Manton Street Richmond VIC 3121

Sold Price

**\$2,700,000**

Sold Date 30-Oct-20

4 2 2

Distance 0.27km



371 Highett Street Richmond VIC 3121

Sold Price

**\$2,550,000**

Sold Date 10-Oct-20

3 3 2

Distance 0.53km

RS = Recent sale

UN = Undisclosed Sale

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