

# 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

71 Erin 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Richmond

Period - From 01/01/2023 to 31/03/2023 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	9 Berry St RICHMOND 3121	\$1,451,000	19/05/2023
2	162 Highett St RICHMOND 3121	\$1,350,000	06/05/2023
3	1115 Hoddle St EAST MELBOURNE 3002	\$1,242,000	18/02/2023

**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:

04/07/2023 10:49



 3  1  0

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2023: \$1,500,000

## Comparable Properties



**9 Berry St RICHMOND 3121 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,451,000

**Method:** Sold Before Auction

**Date:** 19/05/2023

**Property Type:** House (Res)

**Land Size:** 185 sqm approx



**162 Highett St RICHMOND 3121 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House

**Land Size:** 182 sqm approx



**1115 Hoddle St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,242,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 160 sqm approx