Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$820,000

Property offered for sale

Address	1 Allans Place, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$1,422,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/01/2023	to	31/12/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

42 Little Kent St RICHMOND 3121

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.

Add	ress of comparable property	Price	Date of sale	
1	1/51 Bendigo St RICHMOND 3121	\$950,000	19/10/2023	
2	38 Buckingham St RICHMOND 3121	\$930,000	09/10/2023	

OR

3

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:	04/04/2024 12:53



11/11/2023



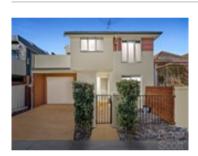




Property Type: Townhouse Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending December 2023: \$1,422,500

Comparable Properties



1/51 Bendigo St RICHMOND 3121 (REI/VG)

2 2 2

Price: \$950,000 **Method:** Private Sale **Date:** 19/10/2023

Property Type: Townhouse (Single)

Agent Comments



38 Buckingham St RICHMOND 3121 (REI/VG)

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Price: \$930,000

Method: Sold Before Auction

Date: 09/10/2023

Property Type: Townhouse (Res) **Land Size:** 99 sqm approx

Agent Comments



42 Little Kent St RICHMOND 3121 (REI/VG)

Price: \$820,000 Method: Auction Sale Date: 11/11/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



