

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

102a Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Richmond

Period - From

01/10/2023

to

31/12/2023

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	62 Baker St RICHMOND 3121	\$1,175,000	14/10/2023
2	14 Duke St RICHMOND 3121	\$1,170,000	09/12/2023
3	356 Highett St RICHMOND 3121	\$1,050,000	28/09/2023

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:

14/03/2024 11:37



Property Type: House (Previously Occupied - Detached)

Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



62 Baker St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 142 sqm approx



14 Duke St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 235 sqm approx



356 Highett St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 105 sqm approx

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