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

11/27 Sherwood Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$420,000		&		\$450,000			
Median sale pr	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	608/10 Burnley St RICHMOND 3121	\$435,000	27/10/2023
2	308/11 David St RICHMOND 3121	\$415,000	18/10/2023
3	2/199 Punt Rd RICHMOND 3121	\$410,000	31/10/2023

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:

23/02/2024 11:53









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$420,000 - \$450,000 Median Unit Price December quarter 2023: \$653,000

Comparable Properties



608/10 Burnley St RICHMOND 3121 (REI)



Price: \$435,000 Method: Private Sale Date: 27/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



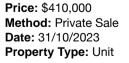
308/11 David St RICHMOND 3121 (VG)

Price: \$415,000 Method: Sale Date: 18/10/2023 Property Type: Subdivided Unit/Villa/Townhouse

2/199 Punt Rd RICHMOND 3121 (REI)



Agent Comments



- Single OYO Unit

Account - BigginScott | P: 03 9426 4000





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