

# 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

11/31 York 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$825,000 Property Type Townhouse Suburb Richmond

Period - From 02/04/2023 to 01/04/2024 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	27 James St RICHMOND 3121	\$1,212,500	04/12/2023
2	2/77 York St RICHMOND 3121	\$1,180,000	04/10/2023
3	3 Allans PI RICHMOND 3121	\$1,150,000	02/12/2023

**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:

02/04/2024 10:12



2   1   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

02/04/2023 - 01/04/2024: \$825,000

## Comparable Properties



**27 James St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,212,500

**Method:** Sold Before Auction

**Date:** 04/12/2023

**Property Type:** House

**2/77 York St RICHMOND 3121 (REI)**

Agent Comments

2   2   1

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** Townhouse (Res)



**3 Allans Pl RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 81 sqm approx

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