

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 Shamrock Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	37 Wall St RICHMOND 3121	\$1,200,000	09/09/2023
2	1 Kimber St RICHMOND 3121	\$1,150,000	09/09/2023
3	10 Bliss St RICHMOND 3121	\$1,100,000	26/08/2023

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: 08/11/2023 10:13



 2
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Rooms: 3
Property Type: House (Res)
Land Size: 103 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 September quarter 2023: \$1,426,000

Comparable Properties



37 Wall St RICHMOND 3121 (REI/VG)

Agent Comments

 2
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Price: \$1,200,000
Method: Private Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 115 sqm approx



1 Kimber St RICHMOND 3121 (REI/VG)

Agent Comments

 2
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  1

Price: \$1,150,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 121 sqm approx



10 Bliss St RICHMOND 3121 (REI/VG)

Agent Comments

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  1
  1

Price: \$1,100,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 114 sqm approx

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