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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,426,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress 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

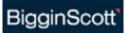
OR

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









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)



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

Agent Comments

Agent Comments

Agent Comments



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

2

10 Bliss St RICHMOND 3121 (REI/VG)

1 Kimber St RICHMOND 3121 (REI/VG)

6 1



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

Account - BigginScott | P: 03 9426 4000



propertydata

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