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

113 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

| Median price | $1,502,500 | Property Type | House | Suburb | Richmond |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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	5 Rose St RICHMOND 3121	$2,900,000	27/05/2023
2	90 Lyndhurst St RICHMOND 3121	$2,736,000	29/07/2023
3	25 Abinger St RICHMOND 3121	$2,550,000	29/07/2023

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: 03/10/2023 15:05

CONSUMER AFFAIRS VICTORIA

Jellis Craig

🛏 3   🛁 1   🚗 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
June quarter 2023: $1,502,500

Comparable Properties

5 Rose St RICHMOND 3121 (REI/VG)

🛏 3   🛁 2   🚗 -

Price: $2,900,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 385 sqm approx

Agent Comments

90 Lyndhurst St RICHMOND 3121 (REI)

🛏 3   🛁 1   🚗 1

Price: $2,736,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 382 sqm approx

Agent Comments

25 Abinger St RICHMOND 3121 (REI)

🛏 3   🛁 1   🚗 1

Price: $2,550,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333