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

13/59 Stawell Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$900,000		&		\$950,000			
Median sale pr	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		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	22/24 Tanner St RICHMOND 3121	\$1,175,000	22/05/2024
2	7/68 Rowena Pde RICHMOND 3121	\$1,075,000	09/12/2023
3	202/59 Stawell St RICHMOND 3121	\$942,500	27/04/2024

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.

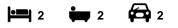
This Statement of Information was prepared on:

30/05/2024 14:46









Property Type: Townhouse Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median Unit Price March quarter 2024: \$575,000

Comparable Properties



22/24 Tanner St RICHMOND 3121 (REI)



Price: \$1,175,000 Method: Sold Before Auction Date: 22/05/2024 Property Type: Apartment Agent Comments



Price: \$1,075,000 Method: Auction Sale Date: 09/12/2023

Property Type: Unit

2

202/59 Stawell St RICHMOND 3121 (REI)

7/68 Rowena Pde RICHMOND 3121 (REI/VG)



Price: \$942,500 Method: Auction Sale Date: 27/04/2024 Property Type: Apartment Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



propertydata

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