Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |14A Park Avenue, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,422,500	Pro	operty Type House		se l		Suburb	Richmond
Period - From	28/02/2023	to	27/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	310 Mary St RICHMOND 3121	\$1,415,000	07/10/2023
2			
3			

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:

28/02/2024 13:23









Rooms: 1 Property Type: House (Previously Occupied - Detached) Land Size: 299 sqm approx Agent Comments Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price 28/02/2023 - 27/02/2024: \$1,422,500

Comparable Properties



310 Mary St RICHMOND 3121 (REI/VG)



Price: \$1,415,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 240 sqm approx Agent Comments

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.

Account - Belle Property Glen Iris | P: 03 98181888

propertydata



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