

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

14A Park Avenue, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Richmond

Period - From 28/02/2023

to

27/02/2024

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.~~

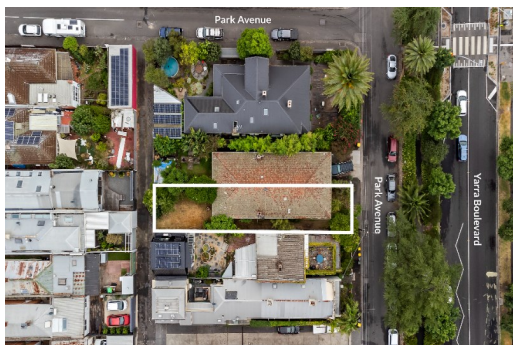
	Address of comparable property	Price	Date of sale
1	310 Mary St RICHMOND 3121	\$1,415,000	07/10/2023
2			
3			

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

Comparable Properties



310 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 240 sqm approx

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.