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

154 Kent Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,377,500	Pro	operty Type	Hou	ISE		Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	11 Davison St RICHMOND 3121	\$1,468,000	19/12/2023
2	180 Stawell St RICHMOND 3121	\$1,305,000	10/11/2023
3	7 Johnson St RICHMOND 3121	\$1,300,000	22/12/2023

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:

13/02/2024 10:01









Property Type: Divorce/Estate/Family Transfers Land Size: 253 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,377,500

Comparable Properties



11 Davison St RICHMOND 3121 (REI/VG)



Price: \$1,468,000 Method: Private Sale Date: 19/12/2023 Property Type: House (Res) Land Size: 282 sqm approx

180 Stawell St RICHMOND 3121 (REI)

Agent Comments

Agent Comments





Price: \$1,305,000 Method: Sold Before Auction Date: 10/11/2023 Property Type: House Land Size: 287 sqm approx

7 Johnson St RICHMOND 3121 (REI)



Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 22/12/2023 Property Type: House Land Size: 272 sqm approx

Account - BigginScott | P: 03 9426 4000



propertydata

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