

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 consumer.vic.gov.au/underquoting

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Richmond

Period - From

01/10/2023

to

31/12/2023

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	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



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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)

Agent Comments

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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

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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

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

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