

# 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

17 Murray Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	64 River St SOUTH YARRA 3141	\$2,200,000	20/09/2023
2	2b Cherrill St BURNLEY 3121	\$1,915,000	18/11/2023
3	20 Bosisto St RICHMOND 3121	\$1,830,000	05/12/2023

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:

23/12/2023 08:57



4 3 2

**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
September quarter 2023: \$1,426,000

## Comparable Properties



64 River St SOUTH YARRA 3141 (REI/VG)

**Agent Comments**

3 3 2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 152 sqm approx



2b Cherrill St BURNLEY 3121 (REI)

**Agent Comments**

3 2 1

**Price:** \$1,915,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)



20 Bosisto St RICHMOND 3121 (REI)

**Agent Comments**

3 3 1

**Price:** \$1,830,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** House

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