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 | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------|
| Range betweer | \$2,000,000 | | & | | \$2,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,426,000 | Pro | operty Type | Hou | se | | Suburb | Richmond |
| Period - From | 01/07/2023 | to | 30/09/2023 | | 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.

| Add | dress 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 |

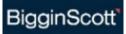
OR

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.

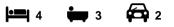
This Statement of Information was prepared on:

23/12/2023 08:57









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





Price: \$2,200,000

64 River St SOUTH YARRA 3141 (REI/VG)

Method: Private Sale Date: 20/09/2023 Property Type: House Land Size: 152 sqm approx

2b Cherrill St BURNLEY 3121 (REI)



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

20 Bosisto St RICHMOND 3121 (REI)

Agent Comments

Agent Comments

Agent Comments



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

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Account - BigginScott | P: 03 9426 4000





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