

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

182 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 to 31/03/2024 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	116 Lord St RICHMOND 3121	\$1,105,000	19/12/2023
2	78 Lord St RICHMOND 3121	\$1,100,000	09/12/2023
3	63 Duke St RICHMOND 3121	\$995,000	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:

16/04/2024 14:33



Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2024: \$1,440,000

Comparable Properties



116 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,105,000

Method: Private Sale

Date: 19/12/2023

Property Type: House (Res)

Land Size: 138 sqm approx



78 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 123 sqm approx



63 Duke St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 121 sqm approx

Account - Jellis Craig | P: 03 9864 5000