## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,025,000

# Property offered for sale

Address Including suburb and postcode	1a Type Street, Richmond Vic 3121

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,579,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/01/2024	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	4 Murray St ABBOTSFORD 3067	\$1,150,000	10/03/2024
2	62 Gibdon St BURNLEY 3121	\$1,050,000	13/02/2024

#### OR

3

107 Kent St RICHMOND 3121

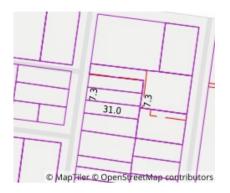
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/04/2024 12:54



06/04/2024







**Property Type:** 

Divorce/Estate/Family Transfers **Land Size:** 219 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price March quarter 2024: \$1,579,500

# Comparable Properties



4 Murray St ABBOTSFORD 3067 (REI)

4





Price: \$1,150,000

Method: Sold Before Auction

Date: 10/03/2024

**Property Type:** House (Res) **Land Size:** 209 sqm approx

**Agent Comments** 



62 Gibdon St BURNLEY 3121 (REI)

**2** 







Price: \$1,050,000 Method: Private Sale Date: 13/02/2024 Property Type: House Land Size: 237 sqm approx **Agent Comments** 



107 Kent St RICHMOND 3121 (REI)

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**Price:** \$1,025,000 **Method:** Auction Sale **Date:** 06/04/2024

**Property Type:** House (Res) **Land Size:** 200 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000



