Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/34 Leslie Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$575,000	Property Type U	nit	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

1	1/28 Bennett St RICHMOND 3121	\$412,000	13/04/2024
2	4/90 Gardner St RICHMOND 3121	\$405,000	01/04/2024
3	9/33 Goodwood St RICHMOND 3121	\$390,000	29/04/2024

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:	09/07/2024 13:10



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$425,000 **Median Unit Price** March quarter 2024: \$575,000

Comparable Properties



1/28 Bennett St RICHMOND 3121 (REI/VG)

Price: \$412,000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit

Agent Comments



4/90 Gardner St RICHMOND 3121 (VG)



Price: \$405,000 Method: Sale Date: 01/04/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Agent Comments



9/33 Goodwood St RICHMOND 3121 (REI/VG)





Price: \$390.000 Method: Private Sale Date: 29/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000





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