Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/5 North Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	5/39 Wattle Rd HAWTHORN 3122	\$1,369,000	05/10/2023
2	8/12 Glasshouse St RICHMOND 3121	\$1,365,000	25/08/2023
3	24 Farmer St RICHMOND 3121	\$1,351,000	15/09/2023

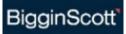
OR

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:

06/02/2024 14:40









Rooms: 6 Property Type: House (Res) Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price December quarter 2023: \$653,000

Comparable Properties



5/39 Wattle Rd HAWTHORN 3122 (REI/VG)



Price: \$1,369,000 Method: Auction Sale Date: 05/10/2023 Property Type: Townhouse (Res)



8/12 Glasshouse St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,365,000 Method: Private Sale Date: 25/08/2023 Property Type: Townhouse (Single)



24 Farmer St RICHMOND 3121 (REI/VG)



21 (REI/VG) Agent

Agent Comments

Agent Comments

Price: \$1,351,000 Method: Private Sale Date: 15/09/2023 Property Type: Townhouse (Single)

Account - BigginScott | P: 03 9426 4000



propertydata

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