

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

2/63 ELIZABETH STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

11/17-19 LAMBERT STREET RICHMOND VIC 3121	\$315,000	11-Dec-23
2/129 HODDLE STREET RICHMOND VIC 3121	\$330,000	30-Sep-23
9/96 YORK STREET RICHMOND VIC 3121	\$300,000	30-Jan-24

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 6 months.

This Statement of Information was prepared on: 21 March 2024

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**11/17-19 LAMBERT STREET
 RICHMOND VIC 3121**

1 1 1

Sold Price **\$315,000** Sold Date **11-Dec-23**

Distance **0.75km**



**2/129 HODDLE STREET RICHMOND
 VIC 3121**

1 1 1

Sold Price **\$330,000** Sold Date **30-Sep-23**

Distance **0.5km**



**9/96 YORK STREET RICHMOND
 VIC 3121**

1 1 1

Sold Price **\$300,000** Sold Date **30-Jan-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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