

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 Leslie Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Richmond

Period - From 01/01/2023

to 31/12/2023

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	33 Bell St RICHMOND 3121	\$1,450,000	19/08/2023
2	31 Brougham St RICHMOND 3121	\$1,435,000	16/12/2023
3	7 Johnson St RICHMOND 3121	\$1,300,000	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:

13/02/2024 13:25

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2023: \$1,422,500



3 1 2

Rooms: 4

Property Type: House

Agent Comments

Comparable Properties



33 Bell St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 254 sqm approx



31 Brougham St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,435,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)



7 Johnson St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 272 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899