

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 Moore Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 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	24 Cooke St ABBOTSFORD 3067	\$1,027,500	01/03/2024
2	1a Type St RICHMOND 3121	\$970,000	27/05/2024
3	8 Berry St RICHMOND 3121	\$935,000	18/05/2024

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:

18/06/2024 13:29



Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$1,440,000

Comparable Properties



24 Cooke St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,027,500

Method: Sold Before Auction

Date: 01/03/2024

Property Type: House (Res)

Land Size: 129 sqm approx



1a Type St RICHMOND 3121 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 27/05/2024

Property Type: House

Land Size: 226 sqm approx



8 Berry St RICHMOND 3121 (REI)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000