

# 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 Park Avenue, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$1,579,500 Property Type House 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	Price	Date of sale
1	6 Kennedy St RICHMOND 3121	\$2,380,000	21/03/2024
2	9 Bowen St RICHMOND 3121	\$2,230,000	22/03/2024
3	176 Buckingham St RICHMOND 3121	\$2,121,000	28/02/2024

**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:

29/05/2024 16:33



 4    2    1

**Property Type:** House  
**Land Size:** 320 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,200,000  
**Median House Price**  
March quarter 2024: \$1,579,500

## Comparable Properties



**6 Kennedy St RICHMOND 3121 (REI)**

**Agent Comments**

 5    4    2

**Price:** \$2,380,000  
**Method:** Auction Sale  
**Date:** 21/03/2024  
**Property Type:** House (Res)  
**Land Size:** 306 sqm approx



**9 Bowen St RICHMOND 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$2,230,000  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** House (Res)  
**Land Size:** 334 sqm approx



**176 Buckingham St RICHMOND 3121 (REI/VG)** **Agent Comments**

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**Price:** \$2,121,000  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 256 sqm approx

**Account - Jellis Craig | P: 03 9864 5000**