

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 Rose Street, Richmond Vic 3121

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

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	17 Bellevue St RICHMOND 3121	\$2,770,000	02/03/2024
2			
3			

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:

06/06/2024 10:20



4 2 0

Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



17 Bellevue St RICHMOND 3121 (REI/VG)

Agent Comments

4 3 -

Price: \$2,770,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 195 sqm approx

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.

Account - Jellis Craig | P: 03 9864 5000