

# 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

21 Abinger Street, 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 \$1,400,000 & \$1,540,000

### 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	8 Bunting St RICHMOND 3121	\$1,620,000	16/12/2023
2	32 Thomas St RICHMOND 3121	\$1,550,000	05/01/2024
3	9 Brougham St RICHMOND 3121	\$1,462,500	08/11/2023

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:

28/02/2024 22:56



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

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

## Comparable Properties



**8 Bunting St RICHMOND 3121 (REI)**

Agent Comments

3   2   -

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**32 Thomas St RICHMOND 3121 (REI)**

Agent Comments

3   1   -

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 05/01/2024

**Property Type:** House



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

Agent Comments

3   1   -

**Price:** \$1,462,500

**Method:** Sold Before Auction

**Date:** 08/11/2023

**Property Type:** House (Res)

**Land Size:** 473 sqm approx

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