

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

221 Punt Road, Richmond Vic 3121

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,377,500 Property Type House Suburb Richmond

Period - From 01/10/2023 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	54 Clifton St RICHMOND 3121	\$1,978,500	16/12/2023
2	2 Queen St RICHMOND 3121	\$1,810,000	24/02/2024
3	8 Bunting St RICHMOND 3121	\$1,620,000	16/12/2023

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:

10/04/2024 11:32



Rooms: 4

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



54 Clifton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,978,500

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)



2 Queen St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,810,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 323 sqm approx



8 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 210 sqm approx

Account - BigginScott | P: 03 9426 4000