Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24/5-11 River Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	perty Type House		se		Suburb	Richmond
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/29 Gipps St RICHMOND 3121	\$1,340,000	27/05/2023
2	20/47 Westbank Tce RICHMOND 3121	\$1,225,000	02/08/2023
3			

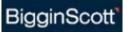
OR

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:

14/09/2023 09:54

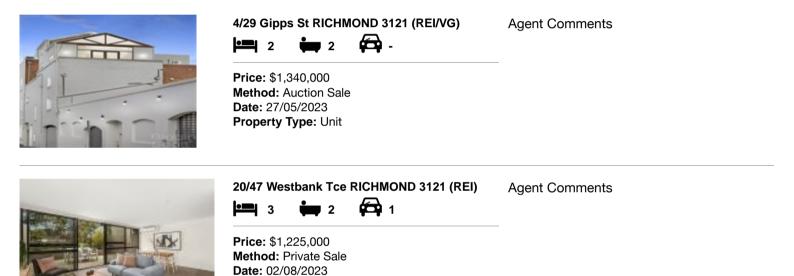






Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price June quarter 2023: \$1,502,500

Comparable Properties



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.

Property Type: Unit

Account - BigginScott | P: 03 9426 4000



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