

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

24 Park Grove, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	398 Church St RICHMOND 3121	\$1,250,000	08/03/2024
2	94 Rowena Pde RICHMOND 3121	\$1,240,000	23/03/2024
3	531 Swan St RICHMOND 3121	\$1,225,000	20/03/2024

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:

03/04/2024 14:49

24 Park Grove, Richmond Vic 3121



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



398 Church St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,250,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 206 sqm approx



94 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,240,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 167 sqm approx



531 Swan St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,225,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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