

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

26 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

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	106 Lennox St RICHMOND 3121	\$1,005,000	16/03/2024
2	36 Albert St ABBOTSFORD 3067	\$1,010,000	10/04/2024
3	15/63 Darling St SOUTH YARRA 3141	\$1,075,000	22/02/2024

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:

12/06/2024 15:13

26 Richmond Terrace, Richmond Vic 3121

Peter Perrignon

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 2  1  0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



106 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,005,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 153 sqm approx



36 Albert St ABBOTSFORD 3067 (REI)

Agent Comments

 2  1  -

Price: \$1,010,000

Method: Auction Sale

Date: 10/04/2024

Property Type: House (Res)

Land Size: 166 sqm approx



15/63 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

 2  1  -

Price: \$1,075,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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