

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

27 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000 & \$1,040,000

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	107 Kent St RICHMOND 3121	\$1,025,000	06/04/2024
2	36 Albert St ABBOTSFORD 3067	\$1,010,000	10/04/2024
3	9 Gough Pl CREMORNE 3121	\$950,000	24/04/2024

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:

08/05/2024 14:18



Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



107 Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 200 sqm approx



36 Albert St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 10/04/2024

Property Type: House (Res)

Land Size: 166 sqm approx



9 Gough Pl CREMORNE 3121 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 24/04/2024

Property Type: House

Account - Jellis Craig | P: 03 9864 5000