

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 James Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

Median sale price

Median price

\$801,500

Property Type

Townhouse

Suburb

Richmond

Period - From

06/11/2022

to

05/11/2023

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	2/29 Yarra St HAWTHORN 3122	\$1,425,000	26/10/2023
2			
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:

06/11/2023 14:54



Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median Townhouse Price
06/11/2022 - 05/11/2023: \$801,500

Comparable Properties



2/29 Yarra St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 26/10/2023
Property Type: Townhouse (Single)

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.