

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 Strafford Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,425,500 Property Type House Suburb Richmond

Period - From 10/04/2023 to 09/04/2024 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.~~

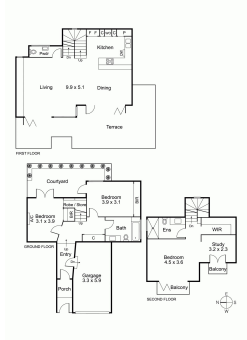
	Address of comparable property	Price	Date of sale
1	41 Parkville St BURNLEY 3121	\$1,490,000	23/03/2024
2	4 Vaughan St RICHMOND 3121	\$1,450,000	08/03/2024
3			

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:

10/04/2024 15:33



Property Type: House (New - Detached)
Land Size: 94 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 10/04/2023 - 09/04/2024: \$1,425,500

Comparable Properties



41 Parkville St BURNLEY 3121 (REI)

Agent Comments



Price: \$1,490,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



4 Vaughan St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 08/03/2024
Property Type: House

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.