

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

28 Manton Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	29 Durham St RICHMOND 3121	\$1,350,000	26/02/2024
2	47 Type St RICHMOND 3121	\$1,325,000	18/04/2024
3	9 Queen St RICHMOND 3121	\$1,150,000	26/03/2024

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: 12/06/2024 09:41



2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



29 Durham St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,350,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 243 sqm approx



47 Type St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,325,000

Method: Private Sale

Date: 18/04/2024

Property Type: House (Res)

Land Size: 159 sqm approx



9 Queen St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Private Sale

Date: 26/03/2024

Property Type: House

Land Size: 135 sqm approx

Account - Jellis Craig | P: 03 9428 3333