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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,579,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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









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)



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)

6.

Agent Comments

Agent Comments





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



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



propertydata

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