## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	29 Bell Street, Richmond Vic 3121
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$890,000	&	\$979,000

### Median sale price

Median price	\$1,420,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	19 Corsair St RICHMOND 3121	\$930,000	22/03/2025
2	307 Highett St RICHMOND 3121	\$1,000,000	17/12/2024
3	20 Corsair St RICHMOND 3121	\$1,000,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2025 16:08





Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

Indicative Selling Price \$890,000 - \$979,000 Median House Price Year ending March 2025: \$1,420,000





**Property Type:** House **Land Size:** 143 sqm approx

Agent Comments

# Comparable Properties



19 Corsair St RICHMOND 3121 (REI/VG)

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3

**—** 

1

**Price:** \$930,000 **Method:** Auction Sale **Date:** 22/03/2025

**Property Type:** House (Res) **Land Size:** 121 sqm approx

**Agent Comments** 



307 Highett St RICHMOND 3121 (REI/VG)

2

**a**.

**Agent Comments** 

**Price:** \$1,000,000

Method: Sold Before Auction

Date: 17/12/2024

**Property Type:** House (Res) **Land Size:** 154 sqm approx



20 Corsair St RICHMOND 3121 (REI/VG)

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2

**—** 

**a** .

**Price:** \$1,000,000 **Method:** Auction Sale **Date:** 23/11/2024

**Property Type:** House (Res) **Land Size:** 161 sqm approx

Agent Comments

Account - A-Z Real Estate Agency | P: 03 9815 1124





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