

# 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

2a Ellis Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,377,500

Property Type House

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	115 Park St ABBOTSFORD 3067	\$1,390,000	01/12/2023
2	66 Chestnut St CREMORNE 3121	\$1,325,000	13/12/2023
3	6 Little Victoria St FITZROY 3065	\$1,310,000	15/12/2023

**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:

18/01/2024 14:08



**Property Type:** House

**Land Size:** 134 sqm approx

Agent Comments

## Comparable Properties



115 Park St ABBOTSFORD 3067 (REI)

Agent Comments



**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 01/12/2023

**Property Type:** House (Res)



66 Chestnut St CREMORNE 3121 (REI)

Agent Comments



**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House



6 Little Victoria St FITZROY 3065 (REI)

Agent Comments



**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** House