

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

3/7 Sanders Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$825,000 Property Type Townhouse Suburb Richmond

Period - From 02/04/2023 to 01/04/2024 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	3/26 Abinger St RICHMOND 3121	\$1,515,000	17/10/2023
2	2/31 York St RICHMOND 3121	\$1,485,000	21/02/2024
3	10 Lincoln St RICHMOND 3121	\$1,455,000	23/02/2024

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:

02/04/2024 10:07



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Townhouse Price
02/04/2023 - 01/04/2024: \$825,000

Comparable Properties



3/26 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,515,000
Method: Sold Before Auction
Date: 17/10/2023
Property Type: Townhouse (Res)



2/31 York St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,485,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: Townhouse (Res)



10 Lincoln St RICHMOND 3121 (REI)

Agent Comments

4 3 2

Price: \$1,455,000
Method: Auction Sale
Date: 23/02/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9428 3333