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 Albert Place, Richmond Vic 3121

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	136 Dover St CREMORNE 3121	$1,600,000	10/05/2024
2	27 Strafford St RICHMOND 3121	$1,575,000	04/05/2024
3	9 Lyndhurst St RICHMOND 3121	$1,575,000	17/01/2024

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: 09/07/2024 16:21

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3 🛏 **2** 🚗 **1**

Property Type: House
Land Size: 146 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2024: $1,579,500

Comparable Properties

136 Dover St CREMORNE 3121 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $1,600,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Townhouse (Res)

Agent Comments

27 Strafford St RICHMOND 3121 (REI)

🛏 **3**   🛁 **2**   🚗 **1**

Price: $1,575,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Agent Comments

9 Lyndhurst St RICHMOND 3121 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $1,575,000
Method: Private Sale
Date: 17/01/2024
Property Type: House

Agent Comments