

# 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

306/38 Elizabeth 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 \$620,000 & \$650,000

### Median sale price

Median price \$575,000 Property Type Unit 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	306/75 Wellington St COLLINGWOOD 3066	\$650,000	30/03/2024
2	304/38 Elizabeth St RICHMOND 3121	\$625,000	28/03/2024
3	704/19 Judd St RICHMOND 3121	\$610,000	12/03/2024

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:

07/05/2024 15:06



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**306/75 Wellington St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 30/03/2024

**Property Type:** Apartment



**304/38 Elizabeth St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Unit



**704/19 Judd St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 12/03/2024

**Property Type:** Apartment