### 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$620,000		&		\$650,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress 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



306/38 Elizabeth Street, Richmond Vic 3121

# BigginScott



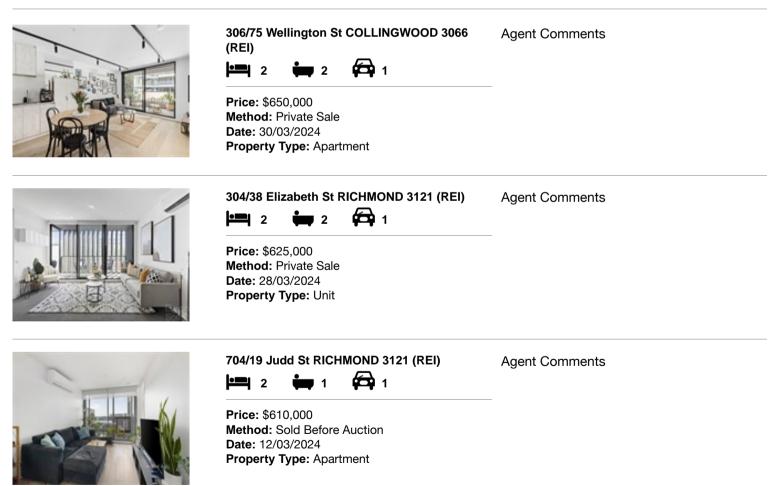


**Property Type:** Apartment Agent Comments

Emily Sayers 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

Indicative Selling Price \$620,000 - \$650,000 Median Unit Price March quarter 2024: \$575,000

## **Comparable Properties**



Account - BigginScott | P: 03 9426 4000



Propertydata

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