

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

33 Bowen Street, Richmond Vic 3121

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 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	22 Laver St KEW 3101	\$4,100,000	25/10/2023
2	87 Powlett St EAST MELBOURNE 3002	\$3,657,932	25/11/2023
3	9 The Crofts RICHMOND 3121	\$3,640,000	02/03/2024

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:

18/04/2024 11:30



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price

Year ending March 2024: \$1,440,000

Comparable Properties



22 Laver St KEW 3101 (REI/VG)

Agent Comments

5
 3
 3

Price: \$4,100,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)

Land Size: 697 sqm approx



87 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

4
 2
 -

Price: \$3,657,932

Method: Auction Sale

Date: 25/11/2023

Property Type: House

Land Size: 220 sqm approx



9 The Crofts RICHMOND 3121 (REI)

Agent Comments

4
 3
 1

Price: \$3,640,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000