

# 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

34 Brighton 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$803,000 Property Type Townhouse Suburb Richmond

Period - From 05/02/2023 to 04/02/2024 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	56 Kent St RICHMOND 3121	\$1,632,000	14/10/2023
2	62 Kent St RICHMOND 3121	\$1,615,000	30/11/2023
3	9/333 Church St RICHMOND 3121	\$1,450,000	12/10/2023

**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:

05/02/2024 18:57



3   2   2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median Townhouse Price**

05/02/2023 - 04/02/2024: \$803,000

## Comparable Properties



**56 Kent St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,632,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 208 sqm approx



**62 Kent St RICHMOND 3121 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,615,000

**Method:** Auction Sale

**Date:** 30/11/2023

**Property Type:** Townhouse (Res)



**9/333 Church St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 12/10/2023

**Property Type:** Townhouse (Res)

**Account - Jellis Craig | P: 03 9428 3333**