

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 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	115 Lord St RICHMOND 3121	\$1,135,000	06/04/2024
2	116 Lord St RICHMOND 3121	\$1,105,000	19/12/2023
3	107 Kent St RICHMOND 3121	\$1,025,000	06/04/2024

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 14:07



Rooms: 4
Property Type: House
Land Size: 145.809 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2024: \$1,440,000

Comparable Properties



115 Lord St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)



116 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 138 sqm approx



107 Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 200 sqm approx