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 Type Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,300,000		&		\$2,500,000				
Median sale price									
Median price	\$1,455,500	Pro	operty Type	Hou	se		Suburb	Richmond	
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14 Newry St RICHMOND 3121	\$2,720,000	14/07/2023
2	9 Moorhouse St RICHMOND 3121	\$2,220,000	29/05/2023
3			

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:

26/10/2023 09:52



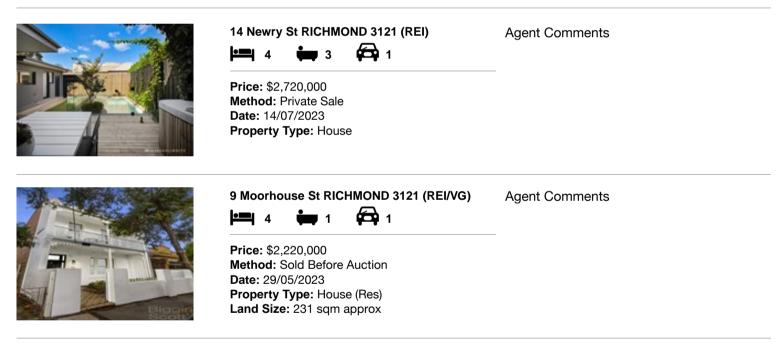






Property Type: House (Res) Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending September 2023: \$1,455,500

Comparable Properties



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.

Account - Jellis Craig | P: 03 9864 5000

propertydata



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