

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

35 Glass Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	19 Bunting St RICHMOND 3121	\$1,950,000	12/11/2023
2	101 Buckingham St RICHMOND 3121	\$1,930,000	02/12/2023
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:

31/01/2024 18:04



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Property Type: House
Land Size: 117 sqm approx

Mike Beardsley
03 9810 5000
0476 777 004
mikebeardsley@jellisrcraig.com.au

Indicative Selling Price
\$1,850,000 - \$1,950,000

Median House Price
December quarter 2023: \$1,377,500

Comparable Properties



19 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,950,000
Method: Sold Before Auction
Date: 12/11/2023
Property Type: House (Res)
Land Size: 223 sqm approx



101 Buckingham St RICHMOND 3121 (REI)

Agent Comments

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Price: \$1,930,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

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.