

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 39 Little Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$809,250 Property Type Townhouse Suburb Richmond

Period - From 29/05/2023 to 28/05/2024 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 | 46 Buckingham St RICHMOND 3121 | \$945,000 | 11/04/2024 |
| 2 | 2/165 Lennox St RICHMOND 3121 | \$875,000 | 30/04/2024 |
| 3 | 4/94 Buckingham St RICHMOND 3121 | \$850,000 | 06/02/2024 |

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: 29/05/2024 13:42



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

29/05/2023 - 28/05/2024: \$809,250

Comparable Properties



46 Buckingham St RICHMOND 3121 (REI)

Agent Comments

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Price: \$945,000

Method: Private Sale

Date: 11/04/2024

Property Type: Townhouse (Single)



2/165 Lennox St RICHMOND 3121 (REI)

Agent Comments

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Price: \$875,000

Method: Private Sale

Date: 30/04/2024

Property Type: Townhouse (Single)



4/94 Buckingham St RICHMOND 3121 (REI/VG) **Agent Comments**

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Price: \$850,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000