

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 398 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,290,000 & \$1,415,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	15 Darlington Pde RICHMOND 3121	\$1,350,000	03/06/2023
2	64 Gardner St RICHMOND 3121	\$1,340,000	06/05/2023
3	128 Gwynne St CREMORNE 3121	\$1,320,000	02/06/2023

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: 08/08/2023 13:13



3 1

Property Type: House (Res)

Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,415,000
Median House Price
June quarter 2023: \$1,502,500

Comparable Properties



15 Darlington Pde RICHMOND 3121 (REI/VG)

Agent Comments

2 2 -

Price: \$1,350,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 174 sqm approx



64 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,340,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 161 sqm approx



128 Gwynne St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,320,000

Method: Sold Before Auction

Date: 02/06/2023

Property Type: House (Res)

Land Size: 164 sqm approx

Account - Marshall White | P: 03 9822 9999