

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 4/323 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$653,000 Property Type Unit 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	244 Langridge St ABBOTSFORD 3067	\$1,200,000	22/01/2024
2	3/30 Lord St RICHMOND 3121	\$1,145,000	06/12/2023
3	198b Gipps St ABBOTSFORD 3067	\$1,128,000	23/03/2024

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: 25/03/2024 15:44



3 2 2

Rooms: 4
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 December quarter 2023: \$653,000

Comparable Properties



244 Langridge St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 3 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 22/01/2024
Property Type: Townhouse (Res)



3/30 Lord St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,145,000
Method: Private Sale
Date: 06/12/2023
Property Type: Townhouse (Single)



198b Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,128,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

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