

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

4/35 Waltham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 31/03/2024 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	4/24 Muir St HAWTHORN 3122	\$785,000	30/04/2024
2	11/22 Kensington Rd SOUTH YARRA 3141	\$752,000	29/02/2024
3	12/99 Caroline St SOUTH YARRA 3141	\$747,500	14/03/2024

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:

24/06/2024 18:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2024: \$601,000

Comparable Properties



4/24 Muir St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  2

Price: \$785,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment



11/22 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  -

Price: \$752,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Apartment



12/99 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$747,500

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000