## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress 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









**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)



Price: \$785,000 Method: Private Sale Date: 30/04/2024 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



11/22 Kensington Rd SOUTH YARRA 3141 (REI/VG) 2 
1 
2 
-

Price: \$752,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: Apartment



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



Price: \$747,500 Method: Private Sale Date: 14/03/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9864 5000



propertydata

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