

# 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 4/94 Buckingham Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$800,000 Property Type Townhouse Suburb Richmond

Period - From 22/01/2023 to 21/01/2024 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	42 Little Kent St RICHMOND 3121	\$820,000	11/11/2023
2	82 Little Charles St ABBOTSFORD 3067	\$818,000	14/12/2023
3	16/69 River St RICHMOND 3121	\$770,000	16/12/2023

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: 22/01/2024 11:29



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Townhouse Price**

22/01/2023 - 21/01/2024: \$800,000

## Comparable Properties



**42 Little Kent St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)



**82 Little Charles St ABBOTSFORD 3067 (REI)**

Agent Comments

2 1 2

**Price:** \$818,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Townhouse (Single)



**16/69 River St RICHMOND 3121 (REI)**

Agent Comments

2 2 2

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9428 3333