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	4/94 Buckingham Street, Richmond Vic 3121
Including suburb and	-
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$800,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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













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

Agent Comments

Price: \$820,000 Method: Auction Sale Date: 11/11/2023

Property Type: Townhouse (Res)



82 Little Charles St ABBOTSFORD 3067 (REI)

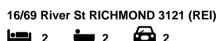






Price: \$818,000 Method: Private Sale Date: 14/12/2023

Property Type: Townhouse (Single)



Price: \$770.000 Method: Auction Sale Date: 16/12/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333



