

# 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 Park Avenue, 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 \$1,900,000 & \$1,950,000

### Median sale price

Median price \$1,579,500 Property Type House Suburb Richmond

Period - From 01/01/2024 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	9a Rotherwood St RICHMOND 3121	\$1,950,000	03/03/2024
2	5 Kennedy St RICHMOND 3121	\$1,944,000	02/03/2024
3	18 Cubitt St CREMORNE 3121	\$1,850,000	17/05/2024

**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:

05/06/2024 10:57



3 2 1

**Rooms:** 4  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$1,950,000  
**Median House Price**  
March quarter 2024: \$1,579,500

## Comparable Properties



**9a Rotherwood St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 03/03/2024  
**Property Type:** House (Res)



**5 Kennedy St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,944,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



**18 Cubitt St CREMORNE 3121 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2024  
**Property Type:** House (Res)

**Account - BigginScott | P: 03 9426 4000**