

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

403/5 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$600,000

 Property Type

Unit

 Suburb

Richmond

Period - From

09/07/2023

 to

08/07/2024

 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	704/70 Burnley St RICHMOND 3121	\$850,000	06/06/2024
2	302/10 Jago St RICHMOND 3121	\$850,000	21/05/2024
3	909/140 Swan St RICHMOND 3121	\$820,000	09/05/2024

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:

09/07/2024 10:40



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

09/07/2023 - 08/07/2024: \$600,000

Comparable Properties



704/70 Burnley St RICHMOND 3121 (VG)

Agent Comments

2
 -
 -

Price: \$850,000

Method: Sale

Date: 06/06/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



302/10 Jago St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$850,000

Method: Sold Before Auction

Date: 21/05/2024

Property Type: Unit



909/140 Swan St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$820,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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