#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	41 Gardner 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 \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,380,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	258 Burnley St RICHMOND 3121	\$1,215,000	12/03/2025
2	9 Francis St RICHMOND 3121	\$1,285,000	07/12/2024
3			

#### 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:	02/04/2025 09:40



Date of sale





2 **—** 

Rooms: 3

Property Type: House

Land Size: 135.544 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2024: \$1,380,000

## Comparable Properties



258 Burnley St RICHMOND 3121 (REI)

2

1

A Ì

Price: \$1,215,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res)

**Agent Comments** 



9 Francis St RICHMOND 3121 (REI)

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2

Price: \$1,285,000





**Agent Comments** 

Method: Auction Sale Date: 07/12/2024 Property Type: House

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.

Account - BigginScott | P: 03 9426 4000





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