

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

44a Parkville Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,370,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	49b Canterbury St RICHMOND 3121	\$1,410,000	25/11/2023
2	13 Corsair St RICHMOND 3121	\$1,410,000	25/11/2023
3	15 Adam St BURNLEY 3121	\$1,150,000	04/10/2023

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:

23/01/2024 13:10



 2  2  1

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,250,000 - \$1,370,000

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



49b Canterbury St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,410,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)



13 Corsair St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,410,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 122 sqm approx



15 Adam St BURNLEY 3121 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$1,150,000

Method: Sold Before Auction

Date: 04/10/2023

Property Type: Townhouse (Res)

Land Size: 97 sqm approx

Account - Jellis Craig | P: 03 9864 5000