

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 47b Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

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	55a Canterbury St RICHMOND 3121	\$1,655,000	20/04/2024
2	33 Somerset St RICHMOND 3121	\$1,652,000	04/05/2024
3	54a Buckingham St RICHMOND 3121	\$1,625,000	27/04/2024

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: 08/05/2024 12:42



Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



55a Canterbury St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,655,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)



33 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,652,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



54a Buckingham St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)