## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 5 Berry Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$1,579,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	202 Nicholson St ABBOTSFORD 3067	\$890,000	18/11/2023
2	35 White St CREMORNE 3121	\$850,000	02/12/2023
3	58 York St RICHMOND 3121	\$840,000	09/02/2024

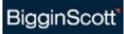
OR

**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:

02/05/2024 14:53









Rooms: 5 Property Type: House Land Size: 140.098 sqm approx Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2024: \$1,579,500

Agent Comments

Zone (NRZ1) Neighbour Residential Zone 1 5m x 30m approx. with real lane Heritage Overlay (HO 332) Contributory Circa 1850-1890

# **Comparable Properties**



202 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$890,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 191 sqm approx



35 White St CREMORNE 3121 (REI/VG)

Agent Comments





Price: \$850,000 Method: Private Sale Date: 02/12/2023 Property Type: House Land Size: 96 sqm approx

58 York St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$840,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 175 sqm approx

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



propertydata

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