## 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 Gibdon Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,000,000		8		\$2,200,000				
Median sale price									
Median price	\$1,502,500	Pro	Property Type Hou		ISE		Suburb	Richmond	
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Survey St RICHMOND 3121	\$1,970,000	22/07/2023
2	31 Lyndhurst St RICHMOND 3121	\$2,100,000	03/07/2023
3			

OR

**B**<sup>\*</sup> 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.

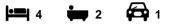
This Statement of Information was prepared on:

04/10/2023 15:52









**Property Type:** House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June quarter 2023: \$1,502,500

# **Comparable Properties**

4 Survey St RICHMOND 3121 (REI)

Price: \$1,970,000 Method: Auction Sale Date: 22/07/2023 Property Type: House (Res)

Land Size: 245 sqm approx

Agent Comments

Agent Comments



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31 Lyndhurst St RICHMOND 3121 (REI)

Price: \$2,100,000 Method: Sold Before Auction Date: 03/07/2023 Property Type: House (Res)

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 - Jellis Craig | P: 03 9864 5000





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