

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 53 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	7 Lord St RICHMOND 3121	\$1,375,000	21/12/2023
2	73 Bunting St RICHMOND 3121	\$1,275,000	16/12/2023
3	383 Highett St RICHMOND 3121	\$1,150,000	03/11/2023

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:

27/03/2024 18:03



 3  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



7 Lord St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,375,000

Method: Auction Sale

Date: 21/12/2023

Property Type: House (Res)

Land Size: 128 sqm approx



73 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,275,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 100 sqm approx



383 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,150,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 95 sqm approx

Account - Jellis Craig | P: 03 9864 5000