

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 54 Gardner Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	182 Brighton St RICHMOND 3121	\$1,115,000	11/05/2024
2	85 Gardner St RICHMOND 3121	\$1,142,500	09/12/2023
3	45 Gardner St RICHMOND 3121	\$1,180,000	18/04/2024

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: 31/05/2024 14:50

54 Gardner Street, Richmond Vic 3121

Peter Perrignon

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 2  1  0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



182 Brighton St RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,115,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)



85 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,142,500

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 132 sqm approx



45 Gardner St RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,180,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House - Terrace

Account - Belle Property Richmond | P: 03 9967 8899



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