## 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

54a Clifton Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hou	se		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	15 Darlington Pde RICHMOND 3121	\$1,350,000	03/06/2023
2	64 Gardner St RICHMOND 3121	\$1,340,000	06/05/2023
3	149 Lennox St RICHMOND 3121	\$1,305,000	16/09/2023

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:

27/09/2023 16:05









Rooms: 4 Property Type: House Land Size: 174 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2023: \$1,502,500

# **Comparable Properties**



15 Darlington Pde RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,350,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 174 sqm approx



64 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,340,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 161 sqm approx

149 Lennox St RICHMOND 3121 (REI)



Agent Comments



Price: \$1,305,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000



propertydata

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