### 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	

#### Indicative selling price

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

Range between	\$900,000	&	\$950,000
	1		i

#### Median sale price

Median price	\$1,440,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/04/2023	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

Add	dress of comparable property	Price	Date of sale
1	1 Allans PI RICHMOND 3121	\$915,000	26/05/2024
2	2/165 Lennox St RICHMOND 3121	\$875,000	30/04/2024
3	1/59 Stawell St RICHMOND 3121	\$862,000	07/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/06/2024 10:40







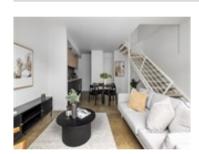




Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** Year ending March 2024: \$1,440,000

# Comparable Properties



1 Allans PI RICHMOND 3121 (REI)





Price: \$915,000 Method: Private Sale Date: 26/05/2024

Property Type: Townhouse (Single)

**Agent Comments** 



2/165 Lennox St RICHMOND 3121 (REI)







Price: \$875,000 Method: Private Sale Date: 30/04/2024

Property Type: Townhouse (Single)

Agent Comments



1/59 Stawell St RICHMOND 3121 (REI/VG)





Price: \$862.000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



