

# 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 6/42 Murphy Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$400,000

### Median sale price

Median price \$575,000 Property Type Unit 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	1/28 Bennett St RICHMOND 3121	\$412,000	13/04/2024
2	9/244 Mary St RICHMOND 3121	\$390,500	22/03/2024
3	6/8 Murphy St RICHMOND 3121	\$385,000	22/03/2024

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: 24/04/2024 11:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$400,000

Median Unit Price

March quarter 2024: \$575,000

## Comparable Properties



1/28 Bennett St RICHMOND 3121 (REI)

Agent Comments

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Price: \$412,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit



9/244 Mary St RICHMOND 3121 (REI)

Agent Comments

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Price: \$390,500

Method: Private Sale

Date: 22/03/2024

Property Type: Unit



6/8 Murphy St RICHMOND 3121 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 22/03/2024

Property Type: Unit

Account - BigginScott | P: 03 9426 4000