

# 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 Allowah Terrace, 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 \$1,200,000 & \$1,320,000

### 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	31 Brougham St RICHMOND 3121	\$1,435,000	16/12/2023
2	28 Newry St RICHMOND 3121	\$1,325,000	19/09/2023
3	7 Johnson St RICHMOND 3121	\$1,300,000	22/12/2023

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: 29/02/2024 14:50



3 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

December quarter 2023: \$1,377,500

## Comparable Properties



**31 Brougham St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**28 Newry St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 19/09/2023

**Property Type:** House



**7 Johnson St RICHMOND 3121 (REI)**

Agent Comments

3 1 1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** House

**Land Size:** 272 sqm approx

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