Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Allowah Terrace, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,377,500	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress 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









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)

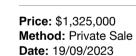


Price: \$1,435,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Agent Comments



- 3 1

28 Newry St RICHMOND 3121 (REI)



Property Type: House

7 Johnson St RICHMOND 3121 (REI)



Agent Comments

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 22/12/2023 Property Type: House Land Size: 272 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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