

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 65 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	105 Lord St RICHMOND 3121	\$955,000	15/04/2023
2	50 Madden Gr BURNLEY 3121	\$915,000	18/04/2023
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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: 20/09/2023 15:34



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2023: \$1,502,500

Comparable Properties



105 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 150 sqm approx



50 Madden Gr BURNLEY 3121 (VG)

Agent Comments



Price: \$915,000
Method: Sale
Date: 18/04/2023
Property Type: House - Attached House N.E.C.
Land Size: 135 sqm approx

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.

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