

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 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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	8 Mary St RICHMOND 3121	\$1,515,000	07/10/2023
2	31 Brougham St RICHMOND 3121	\$1,435,000	16/12/2023
3	28 Newry St RICHMOND 3121	\$1,325,000	19/09/2023

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:

06/02/2024 15:03



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2023: \$1,377,500

Comparable Properties



8 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,515,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 176 sqm approx



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

Account - Jellis Craig | P: 03 9864 5000