## 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

6b Khartoum Street, Richmond Vic 3121

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |          |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------|
| Range betwee    | \$1,800,000       |      | &            |      | \$1,980,000 |      |        |          |
| Median sale p   | rice              |      |              |      |             |      |        |          |
| Median price    | \$1,579,500       | Pro  | operty Type  | Hou  | ISE         |      | Suburb | Richmond |
| Period - From   | 01/01/2024        | to   | 31/03/2024   |      | 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   | 12a Khartoum St RICHMOND 3121 | \$2,085,000 | 16/02/2024   |
| 2   | 59a Kent St RICHMOND 3121     | \$1,950,000 | 23/01/2024   |
| 3   | 2b Cherrill St BURNLEY 3121   | \$1,915,000 | 18/11/2023   |

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:

24/04/2024 12:29









Rooms: 5 Property Type: House Land Size: 114.5 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price March quarter 2024: \$1,579,500

# **Comparable Properties**



12a Khartoum St RICHMOND 3121 (REI)



Price: \$2,085,000 Method: Auction Sale Date: 16/02/2024 Property Type: Townhouse (Res)



59a Kent St RICHMOND 3121 (REI)



Price: \$1,950,000 Method: Private Sale Date: 23/01/2024 Property Type: House (Res)

2b Cherrill St BURNLEY 3121 (REI/VG)



Agent Comments

Agent Comments

Agent Comments



Price: \$1,915,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res) Land Size: 92 sqm approx

#### Account - Jellis Craig | P: 03 9428 3333



property data

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