

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

7 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,422,500 Property Type House Suburb Richmond

Period - From 01/01/2023 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	25 Type St RICHMOND 3121	\$2,000,000	23/09/2023
2	19 Bunting St RICHMOND 3121	\$1,950,000	12/11/2023
3	101 Buckingham St RICHMOND 3121	\$1,930,000	02/12/2023

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: 27/02/2024 15:26



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Rooms: 5
Property Type: House (Res)
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending December 2023: \$1,422,500

Comparable Properties



25 Type St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$2,000,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 200 sqm approx



19 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,950,000
Method: Sold Before Auction
Date: 12/11/2023
Property Type: House (Res)
Land Size: 223 sqm approx



101 Buckingham St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,930,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

Account - Jellis Craig | P: 03 9428 3333