

# 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

72 Bunting Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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	62 Gibdon St BURNLEY 3121	\$1,050,000	13/02/2024
2	24 Cooke St ABBOTSFORD 3067	\$1,027,500	01/03/2024
3	106 Lennox St RICHMOND 3121	\$1,005,000	16/03/2024

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:

05/04/2024 12:03



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 131 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2023: \$1,377,500

## Comparable Properties



**62 Gibdon St BURNLEY 3121 (REI)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** House  
**Land Size:** 237 sqm approx



**24 Cooke St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,027,500  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Property Type:** House (Res)



**106 Lennox St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)

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