## 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 Elizabeth Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/04/2023	to	30/06/2023		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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

12/10/2023 15:30









Rooms: 4 Property Type: House Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

> Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2023: \$1,502,500

# **Comparable Properties**

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.

Account - Belle Property Richmond | P: 03 9967 8899





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