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

78 Laity Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,130,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hou	se		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1 Shaw St RICHMOND 3121	\$1,185,000	02/09/2023
2	1 Kimber St RICHMOND 3121	\$1,150,000	09/09/2023
3	10 Bliss St RICHMOND 3121	\$1,100,000	26/08/2023

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:

19/09/2023 17:09









Rooms: 4 Property Type: House Agent Comments Indicative Selling Price \$1,100,000 - \$1,130,000 Median House Price June quarter 2023: \$1,502,500

Comparable Properties



1 Shaw St RICHMOND 3121 (REI)

Price: \$1,185,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 234 sqm approx

1 Kimber St RICHMOND 3121 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res)

10 Bliss St RICHMOND 3121 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Agent Comments

Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9428 3333



propertydata

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