

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 Madden Grove, Richmond Vic 3121

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,579,500

Property Type House

Suburb Richmond

Period - From 01/01/2024

to 31/03/2024

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	2 Queen St RICHMOND 3121	\$1,810,000	24/02/2024
2	7 Somerset St RICHMOND 3121	\$1,630,000	28/02/2024
3	44 Fraser St RICHMOND 3121	\$1,550,000	06/12/2023

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:

09/05/2024 15:23



4
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



2 Queen St RICHMOND 3121 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,810,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 323 sqm approx



7 Somerset St RICHMOND 3121 (REI)

Agent Comments

3
 2
 2

Price: \$1,630,000

Method: Auction Sale

Date: 28/02/2024

Property Type: House (Res)

Land Size: 301 sqm approx



44 Fraser St RICHMOND 3121 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: House (Res)

Land Size: 303 sqm approx

Account - Jellis Craig | P: 03 9864 5000