

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

8 Berry Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 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	12 Lambert St RICHMOND 3121	\$920,000	09/12/2023
2	21 St Phillips St ABBOTSFORD 3067	\$950,000	16/03/2024
3	1 Cooke St ABBOTSFORD 3067	\$975,000	06/01/2024

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:

17/04/2024 15:36



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Property Type: House
(Residential)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$1,440,000

Comparable Properties



12 Lambert St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$920,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 131 sqm approx



21 St Phillips St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$950,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



1 Cooke St ABBOTSFORD 3067 (VG)

Agent Comments

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Price: \$975,000

Method: Sale

Date: 06/01/2024

Property Type: House - Attached House N.E.C.

Land Size: 143 sqm approx

Account - Thomson | P: 03 95098244 | F: 95009693



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