## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Goodwood Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/04/2023	to	31/03/2024		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	12 Campbell St RICHMOND 3121	\$1,217,000	17/02/2024
2	68 Fraser St RICHMOND 3121	\$1,125,000	08/02/2024
3	62 Gibdon St BURNLEY 3121	\$1,050,000	13/02/2024

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:

01/05/2024 13:57





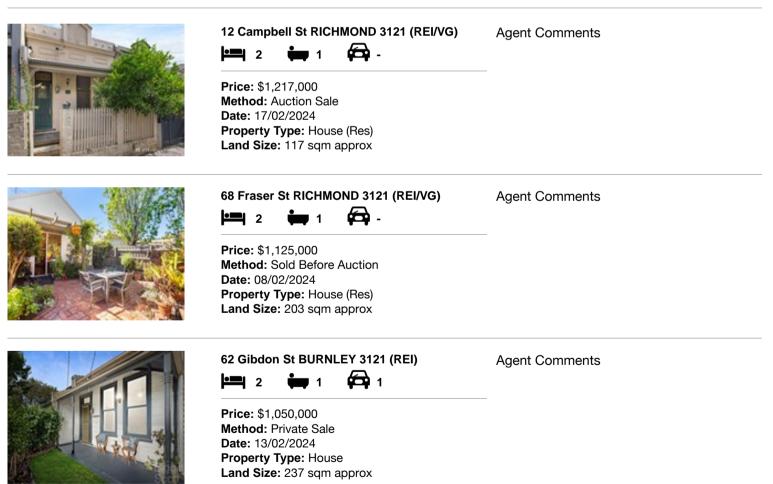




**Property Type:** House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2024: \$1,440,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9864 5000



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