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 80 Yarra Boulevard, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,422,500	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	3/8 Simpson PI HAWTHORN 3122	\$2,360,000	17/08/2023
2	2/254 Lennox St RICHMOND 3121	\$2,117,000	07/10/2023
3			

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:

06/02/2024 16:08









Property Type: House Agent Comments

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price Year ending December 2023: \$1,422,500

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 - Jellis Craig | P: 03 9864 5000





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