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

9/16-18 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

| Median price | $1,579,500 | Property Type | House | Suburb | Richmond |

| Period - From | 01/01/2024 | to | 31/03/2024 | Source | REIV |

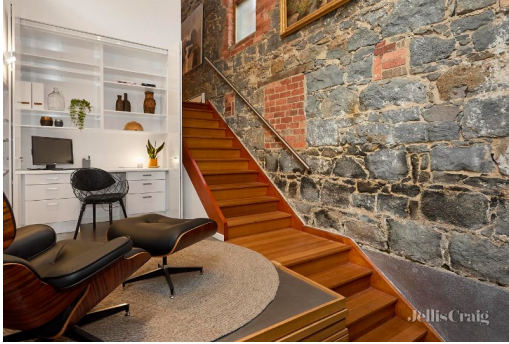## Comparable property sales (*Delete A or B below as applicable)

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	3 Lord Pl RICHMOND 3121	$2,240,000	20/03/2024
2	222 Lennox St RICHMOND 3121	$2,175,000	27/04/2024
3	2a Kelso St CREMORNE 3121	$1,900,000	15/03/2024

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: 19/06/2024 13:35

CONSUMER AFFAIRS VICTORIA

4   3   3

Property Type: Warehouse
Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
March quarter 2024: $1,579,500

Comparable Properties

3 Lord Pl RICHMOND 3121 (REI)

4   2   3

Price: $2,240,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

222 Lennox St RICHMOND 3121 (REI)

4   3   2

Price: $2,175,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)

Agent Comments

2a Kelso St CREMORNE 3121 (REI)

5   3   3

Price: $1,900,000
Method: Private Sale
Date: 15/03/2024
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333