## 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 9 Stockade Lane, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,400,000		&		\$2,500,000				
Median sale price									
Median price	\$1,420,000	Pro	Property Type Ho		ISE		Suburb	Richmond	
Period - From	01/04/2024	to	31/03/2025		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	21 Mary St RICHMOND 3121	\$2,450,000	06/05/2025
2	5/105 Crown St RICHMOND 3121	\$2,550,000	15/03/2025
3	65 Charles St RICHMOND 3121	\$2,420,000	15/12/2024

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:

04/06/2025 10:55









**Property Type:** House Agent Comments

Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price Year ending March 2025: \$1,420,000

# **Comparable Properties**

	21 Mary St RICHMOND 3121 (REI) 4  3  2 Price: \$2,450,000 Method: Private Sale Date: 06/05/2025 Property Type: House	Agent Comments
A	5/105 Crown St RICHMOND 3121 (REI/VG) 4 2 2 2 Price: \$2,550,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res)	Agent Comments
	65 Charles St RICHMOND 3121 (REI/VG) 3 2 - Price: \$2,420,000 Method: Private Sale Date: 15/12/2024 Property Type: House Land Size: 206 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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