

# 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 The Crofts, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,200,000

&

\$3,500,000

### Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Richmond

Period - From

01/10/2023

to

31/12/2023

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	113 Richmond Tce RICHMOND 3121	\$3,055,000	28/10/2023
2			
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:

01/02/2024 15:44



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 204 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
December quarter 2023: \$1,377,500

## Comparable Properties



113 Richmond Tce RICHMOND 3121 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$3,055,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 377 sqm approx

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.