

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

94 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

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	63 Duke St RICHMOND 3121	\$995,000	22/12/2023
2	83 Egan St RICHMOND 3121	\$990,000	02/12/2023
3	12 Hunter St RICHMOND 3121	\$985,000	29/12/2023

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:

28/02/2024 09:46



Property Type:
Divorce/Estate/Family Transfers
Land Size: 108 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2023: \$1,377,500

Comparable Properties



63 Duke St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 121 sqm approx



83 Egan St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 174 sqm approx



12 Hunter St RICHMOND 3121 (REI)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 29/12/2023
Property Type: House
Land Size: 152 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899