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 95 York Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale pi	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	195-197 Gipps St ABBOTSFORD 3067	\$1,775,000	09/10/2023
2	30 Buckingham St RICHMOND 3121	\$1,650,000	21/09/2023
3	38 Mary St RICHMOND 3121	\$1,600,000	09/09/2023

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:

08/02/2024 09:33



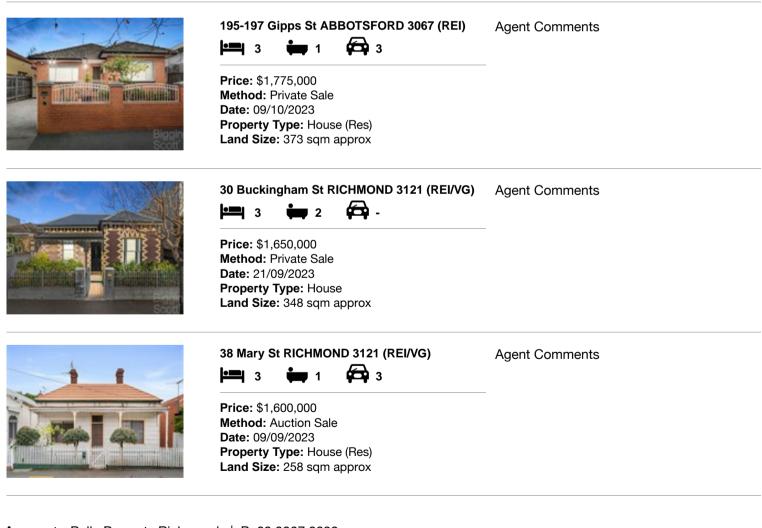






Property Type: House Land Size: 364 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price Year ending December 2023: \$1,422,500

Comparable Properties



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