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 Manton Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$2,700,000		&		\$2,970,000			
Median sale p	rice							
Median price	\$1,405,000	Pro	operty Type	Hous	se		Suburb	Richmond
Period - From	01/04/2024	to	30/06/2024		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	14 Rooney St RICHMOND 3121	\$2,320,000	17/08/2024
2	42 Elm Gr RICHMOND 3121	\$2,810,000	07/07/2024
3	2 Park Av RICHMOND 3121	\$2,446,000	21/06/2024

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:

04/09/2024 16:56



9 Manton Street, Richmond Vic 3121



03 8802 4418

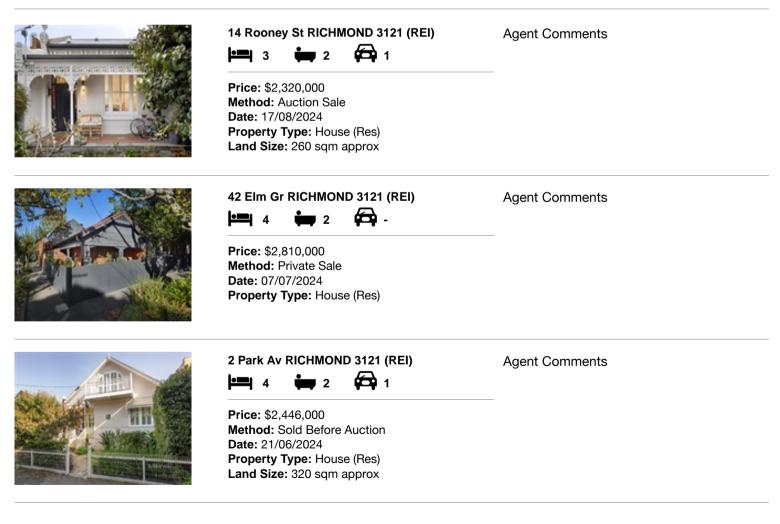




Property Type: Divorce/Estate/Family Transfers Land Size: 549 sqm approx Agent Comments 0411 240 333 elizabeth@ewre.net.au Indicative Selling Price \$2,700,000 - \$2,970,000

Median House Price June quarter 2024: \$1,405,000

Comparable Properties



Account - EWRE | P: 0388024418



propertydata

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