

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 consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	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.~~

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Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

June quarter 2024: \$1,405,000



4 2 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 549 sqm approx

Agent Comments

Comparable Properties



14 Rooney St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$2,320,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 260 sqm approx



42 Elm Gr RICHMOND 3121 (REI)

Agent Comments

4 2 -

Price: \$2,810,000

Method: Private Sale

Date: 07/07/2024

Property Type: House (Res)



2 Park Av RICHMOND 3121 (REI)

Agent Comments

4 2 1

Price: \$2,446,000

Method: Sold Before Auction

Date: 21/06/2024

Property Type: House (Res)

Land Size: 320 sqm approx

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