

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

29 Durham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,455,500

Property Type House

Suburb Richmond

Period - From 01/10/2022

to

30/09/2023

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	34 Tudor St RICHMOND 3121	\$1,432,000	05/08/2023
2	9 Shamrock St RICHMOND 3121	\$1,400,000	19/08/2023
3	38 Hardy St SOUTH YARRA 3141	\$1,355,000	02/09/2023

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:

27/11/2023 16:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
Year ending September 2023: \$1,455,500

Comparable Properties



34 Tudor St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,432,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 264 sqm approx



9 Shamrock St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)



38 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)

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