

# 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 41/4 Tullo Place, Richmond Victoria 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$589,000

### Median sale price

Median price \$638,000

Property type Unit

Suburb Richmond

Period - From 01/04/2024

to

30/06/2024

Source REIV

### Comparable property sales

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
5/30 Davison Street, Richmond VIC 3121	\$500,000	23/06/2024
12/197 Lennox Street, Richmond VIC 3121	\$591,000	05/03/2024
104/59 Stawell Street, Richmond VIC 3121	\$555,000	24/01/2024

This Statement of Information was prepared on: 20/07/2024