

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

15 Brock Place, Richmond Vic 3121

Indicative selling price

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

Single price

\$3,380,000

Median sale price

Median price

\$1,502,500

Property Type

House

Suburb

Richmond

Period - From

01/04/2023

to

30/06/2023

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	76 Leopold St SOUTH YARRA 3141	\$3,500,000	17/06/2023
2	7 Palmer St EAST MELBOURNE 3002	\$3,317,000	16/05/2023
3	8 Stanley St RICHMOND 3121	\$3,200,000	14/06/2023

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:

24/07/2023 13:51



 5
  3
  4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,380,000

Median House Price

June quarter 2023: \$1,502,500

Comparable Properties



76 Leopold St SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  1

Price: \$3,500,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House



7 Palmer St EAST MELBOURNE 3002 (REI)

Agent Comments

 4
  2
  3

Price: \$3,317,000

Method: Private Sale

Date: 16/05/2023

Property Type: House



8 Stanley St RICHMOND 3121 (REI)

Agent Comments

 3
  2
  1

Price: \$3,200,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372