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	3/77 Fraser Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$565,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/07/2024	to	30/09/2024	S	ource	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	2/36 Egan St RICHMOND 3121	\$450,000	23/04/2024
2	328/35 Malcolm St SOUTH YARRA 3141	\$475,000	29/09/2024
3	10/9 Westbank Tce RICHMOND 3121	\$490,000	19/07/2024

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:	17/10/2024 15:08











Property Type: Agent Comments

Daniel Finlayson 03 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** September guarter 2024: \$565,000

Comparable Properties



2/36 Egan St RICHMOND 3121 (REI)







Price: \$450.000 Method: Private Sale

Date: 23/04/2024 Property Type: Unit **Agent Comments**



328/35 Malcolm St SOUTH YARRA 3141 (REI)

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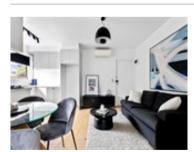






Price: \$475,000 Method: Private Sale Date: 29/09/2024

Property Type: Apartment



10/9 Westbank Tce RICHMOND 3121 (REI/VG)

Price: \$490,000





Method: Private Sale Date: 19/07/2024

Property Type: Apartment

Agent Comments

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



