### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale	9
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Address	34 Hunter Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000	
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#### Median sale price

Median price \$1,440,000	Pro	operty Type Ho	ouse		Suburb	Richmond
Period - From 01/04/2023	to	31/03/2024	So	urce	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	115 Lord St RICHMOND 3121	\$1,135,000	06/04/2024
2	116 Lord St RICHMOND 3121	\$1,105,000	19/12/2023
3	107 Kent St RICHMOND 3121	\$1,025,000	06/04/2024

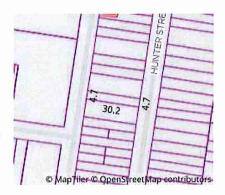
#### OR

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:	07/05/2024 14:07	
The property of the property o	01/03/2024 14.01	









Rooms: 4

**Property Type:** House

Land Size: 145.809 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending March 2024: \$1,440,000

## Comparable Properties



115 Lord St RICHMOND 3121 (REI)

2

**•** 1

**6** 

**Price:** \$1,135,000 **Method:** Auction Sale **Date:** 06/04/2024

Property Type: House (Res)

**Agent Comments** 



116 Lord St RICHMOND 3121 (REI/VG)

2

**i** 



Price: \$1,105,000
Method: Private Sale

**Date:** 19/12/2023 **Property Type:** House (Res) **Land Size:** 138 sqm approx **Agent Comments** 



107 Kent St RICHMOND 3121 (REI)

2

**:** 



Price: \$1,025,000 Method: Auction Sale

Date: 06/04/2024 Property Type: House (Res) Land Size: 200 sqm approx **Agent Comments** 

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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