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 HULL STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$1,950,000	&	\$2,140,000					
Median sale price (*Delete house or unit as applicable)												
Median Price	\$1,368,500	Prop	Property type		House	Suburb	Richmond					
Period-from	01 Jan 2024	to	31 Dec 2	2024	Source		Corelogic					

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 6 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	
13 MARY STREET RICHMOND VIC 3121	\$1,810,000	24-Sep-24	
107 SOMERSET STREET RICHMOND VIC 3121	\$2,050,000	22-Sep-24	
124 BUCKINGHAM STREET RICHMOND VIC 3121	\$1,900,000	30-Nov-24	

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 6 months.

This Statement of Information was prepared on: 24 January 2025



consumer.vic.gov.au



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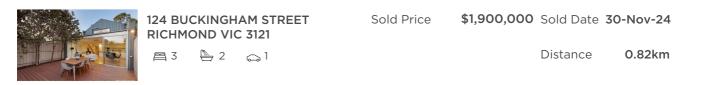


 13 MARY STREET RICHMOND VIC
 Sold Price
 \$1,810,000
 Sold Date
 24-Sep-24

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107 SOMERSET VIC 3121	STREET RICHMOND Sold Price	\$2,050,000	Sold Date	22-Sep-24
昌 3	ç⇒ 1		Distance	0.72km



RS = Recent sale UN = Undisclosed Sale

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