# 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

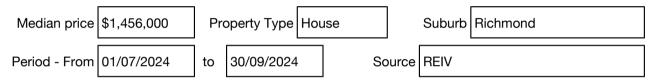
3/9 Thomas Street, Richmond Vic 3121

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$930,000

#### Median sale price



# 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 Kenny St RICHMOND 3121	\$870,000	26/10/2024
2	27/16 Goodwood St RICHMOND 3121	\$902,000	09/11/2024
3	4/376 Church St RICHMOND 3121	\$957,000	12/06/2024

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:

08/12/2024 09:59







Property Type: Townhouse Agent Comments

**Daniel Atsis** 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

**Indicative Selling Price** \$930.000 **Median House Price** September guarter 2024: \$1,456,000

# **Comparable Properties**



2 Kenny St RICHMOND 3121 (REI)



Price: \$870,000 Method: Auction Sale Date: 26/10/2024 Property Type: Townhouse (Res)

27/16 Goodwood St RICHMOND 3121 (REI)



Agent Comments

Agent Comments

Price: \$902,000 Method: Auction Sale Date: 09/11/2024 Property Type: Townhouse (Res)



4/376 Church St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$957,000 Method: Private Sale Date: 12/06/2024 Property Type: Townhouse (Res)

# Account - Belle Property Richmond | P: 03 9967 8899



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