

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$930,000

### Median sale price

Median price

\$1,456,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2024

to

30/09/2024

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	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

3/9 Thomas Street, Richmond Vic 3121

Daniel Atsis  
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0408 556 927  
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 2  1  1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$930,000  
**Median House Price**  
September quarter 2024: \$1,456,000

## Comparable Properties



**2 Kenny St RICHMOND 3121 (REI)**

[Agent Comments](#)

 2  1  1

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



**27/16 Goodwood St RICHMOND 3121 (REI)**

[Agent Comments](#)

 2  1  1

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



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

[Agent Comments](#)

 2  1  1

**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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