

## 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

84 TYPE 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) (\*Delete single price or range as applicable)

Single Price

\$1,580,000

~~or range~~  
~~between~~

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Richmond

Period-from

01 Jan 2023

to

31 Mar 2023

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 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

56 LORD STREET RICHMOND VIC 3121	\$1,665,000	16-Feb-23
16 CAMERON STREET RICHMOND VIC 3121	\$1,770,000	06-May-23
64 KENT STREET RICHMOND VIC 3121	\$1,525,000	05-May-23

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: 26 July 2023



**56 LORD STREET RICHMOND VIC 3121**

3 3 1

Sold Price

**\$1,665,000**

Sold Date

**16-Feb-23**

Distance

**0.42km**



**16 CAMERON STREET RICHMOND VIC 3121**

3 3 1

Sold Price

<sup>RS</sup> **\$1,770,000**

Sold Date

**06-May-23**

Distance

**1.36km**



**64 KENT STREET RICHMOND VIC 3121**

3 3 1

Sold Price

<sup>RS</sup> **\$1,525,000**

Sold Date

**05-May-23**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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