

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

41 Little Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$770,000

&

\$825,000

Median sale price*

Median price

Property Type

Suburb

Richmond

Period - From

to

Source

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	23 Mason St COLLINGWOOD 3066	\$1,700,000	30/04/2021
2	75A Park St ABBOTSFORD 3067	\$785,000	27/02/2021
3			

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:

20/07/2021 10:54

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

41 Little Buckingham Street, Richmond Vic 3121

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$770,000 - \$825,000

No median price available



Property Type:

Agent Comments

Comparable Properties



23 Mason St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 30/04/2021

Property Type: Land

Land Size: 214 sqm approx



75A Park St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Land (Res)

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161