

# 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

4/7 Sanders Place, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Richmond

Period - From 01/10/2024 to 31/12/2024 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	3/785 Punt Rd SOUTH YARRA 3141	\$1,180,000	04/12/2024
2	7/225 Williams Rd SOUTH YARRA 3141	\$1,120,000	21/11/2024
3	5a Ralston St SOUTH YARRA 3141	\$1,163,250	16/11/2024

**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:

05/02/2025 13:28

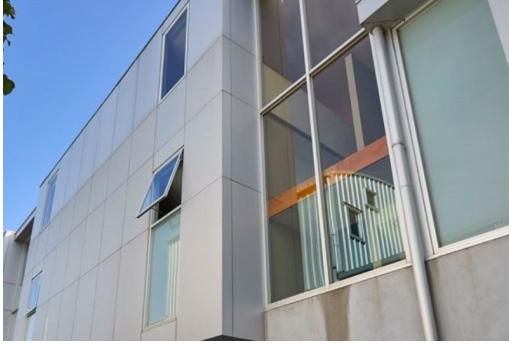
4/7 Sanders Place, Richmond Vic 3121

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3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2024: \$1,380,000

## Comparable Properties



**3/785 Punt Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 04/12/2024

**Property Type:** House (Res)



**7/225 Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 21/11/2024

**Property Type:** Townhouse (Single)



**5a Ralston St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,163,250

**Method:** Private Sale

**Date:** 16/11/2024

**Property Type:** Townhouse (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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